



2 bed terraced house to buy in

Balfour Street, Houghton Le Spring, Tyne and Wear, DH5 8BA

£30,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Perfect Investment Opportunity
- ✓ Long Term Tenant - Achieving £350 PCM
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

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Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**TWO RECEPTION ROOMS**SOUTH/WEST FACING GARDEN**LONG TERM TENANT IN SITU**ACHIEVING £350 PCM****

Pattinson Estate Agents are pleased to welcome to the market this spacious two bed family home situated on the popular area of Balfour Street, Houghton Le Spring. Perfectly positioned within close proximity to local amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and popular local schools, and a short drive to Houghton Le Spring Golf Course, Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This spacious property is a great investment opportunity and briefly comprises:- Entrance/hallway, lounge, dining room, kitchen and a three piece family bathroom. To the first floor lies two double bedrooms, externally to the rear there is an enclosed South/West facing yard.

Early viewing comes highly recommended to appreciate this investment opportunity. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the dining room.

Lounge

4.25m x 3.54m (13'11" x 11'7")

Spacious lounge with solid wood flooring, a feature electric fireplace, radiator and a double glazed front aspect window. The lounge also gives access to the diner via dual internal doors.



Dining Room

4.25m x 3.54m (13'11" x 11'7")

Separate diner with carpet flooring, a radiator and a double glazed rear aspect window.



Kitchen

2.56m x 2.08m (8'4" x 6'9")

Fitted kitchen benefiting from a range of fitted units with contrasting worksurfaces, a plumbing for a washing machine and a stainless steel sink unit. Vinyl flooring, tiled walls, a radiator and a double glazed rear aspect window.



Bathroom

1.98m x 1.91m (6'5" x 6'3")

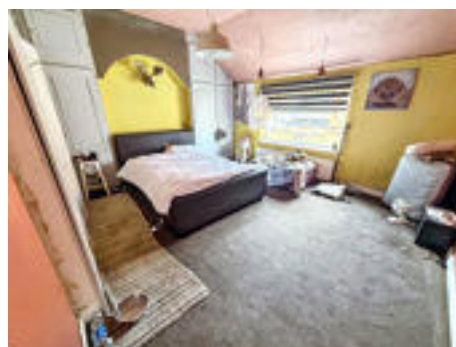
Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, tiled walls, a radiator and double glazed windows.



Bedroom One

3.69m x 4.24m (12'1" x 13'10")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



Bedroom Two

3.82m x 3.13m (12'6" x 10'3")

Double bedroom, which has carpet flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.

External

Externally to the rear lies a private South/West facing yard.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

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