

3 bed semi-detached house to buy in DH4

Rose Avenue, Houghton Le Spring, Tyne and Wear, DH4 6JB

£119,950

x 3 x 1 x 2

Tenure

Freehold

Driveway parking

Garden

Property features

- Semi-Detached Family Home
- Three Bedrooms
- Driveway
- South/West Facing Garden
- Sought After Area

Key Information

- Council Tax: Band A
- Heating supply: Gas

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

SEMI-DETACHED FAMILY HOMETHREE BEDROOMS**UTILITY AREA** FOUR PIECE BATHROOM**DRIVEWAY**SOUTH/WEST FACING GARDEN**POPULAR LOCATION**

Pattinson Estate Agents are excited to welcome to the market this semi-detached family home, which boasts three bedrooms and a South/West facing garden, positioned on the highly desirable street of Rose Avenue, Houghton Le Spring. Ideally situated within close proximity to shops and local amenities, great public transport and major road links via the A1 . Also within walking distance to popular local schools and Elba Park, as well as being a short drive to Houghton Le Spring Town Centre, Sunderland & Durham City Centre's.

This well presented family residence is spacious throughout and briefly consists:- Entrance/hallway, lounge with a media wall, open plan kitchen/dining room, utility area and conservatory. To the first floor are three well proportioned bedrooms, one of which has been divided into two separate spaces, offering an ideal area for a home office, along with a four-piece family bathroom. Externally, to the front there is a gated driveway and a South/West facing garden to the rear.

Early viewings come highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to lounge and first floor hallway.



Lounge

3.91m x 3.88m (12'9" x 12'8")

Spacious lounge with laminate flooring, a radiator and a double glazed rear aspect window. The lounge also benefits from a media wall with an integrated fireplace and recess shelves.

Dining Room

2.64m x 3.11m (8'7" x 10'2")

The diner has laminate flooring, a radiator and French doors leading to the conservatory. The diner also gives open flow access to the kitchen.



Kitchen

2.85m x 3.12m (9'4" x 10'2")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit and an integrated dishwasher. There is also laminate flooring and a double glazed front aspect window.

Conservatoy

2.90m x 3.82m (9'6" x 12'6")

The conservatory is currently used for storage and has laminate flooring, double glazed windows and French doors leading to the rear garden.

Utility

5.31m x 1.41m (17'5" x 4'7")

The utility area has vinyl flooring, plumbing for a washing machine, space for a dryer and an external door leading to the side of the property.

Bedroom One

3.69m x 3.53m (12'1" x 11'6")

Double bedroom with laminate flooring, a radiator and a double glazed rear aspect window.



Bedroom Two

2.50m x 2.55m (8'2" x 8'4")

Double bedroom with laminate flooring, a radiator and a double glazed front aspect window.



Bedroom Three

3.22m x 2.53m (10'6" x 8'3")

The third bedroom has been divided into two separate spaces and benefits from laminate flooring, a radiator and a double glazed rear aspect window.



Bathroom

2.47m x 1.70m (8'1" x 5'6")

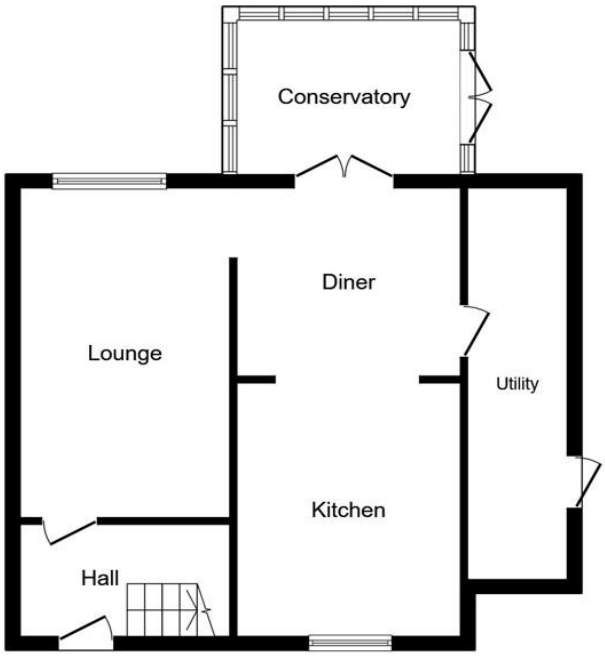
Four piece bathroom benefiting from a shower cubicle, panelled bath, hand wash basin and WC. Vinyl flooring, tiled walls, a heated towel rail and a double glazed window.



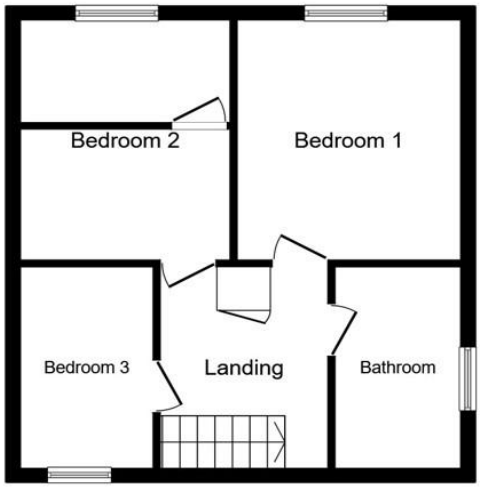
External

Externally, to the front there is a gated driveway and gated access to the rear garden. To the rear lies a South/West facing garden laid to lawn, mature bushes and a wooden shed.





Ground Floor



First Floor

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

Rose Avenue, Houghton Le Spring, Tyne and Wear, DH4 6JB

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

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