



## 2 bed terraced house to buy in

Station Avenue South, Fencehouses,  
Houghton Le Spring, Tyne and Wear, DH4  
6HN

# £79,950

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*SOUTH/WEST FACING REAR YARD\*\*POTNETIAL RENTAL INCOME OF £600/£650\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive family home, which boats two double bedrooms and is located in the popular street of Station Avenue South, Houghton-Le-Spring. Perfectly located within close proximity to local shops and amenities, great transport links and major road links via the A1. Also within a walking distance to an array of popular schools, as well as being short drive to both Elba Park, Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This well presented property is spacious throughout and briefly consists of:- Entrance/hallway, lounge, dining room, fitted kitchen and a three piece family bathroom. To the first lies two double bedrooms, externally to the front there is an enclosed forecourt and South/West facing yard to the rear.

Early Viewing come highly recommended to appreciate the size, standard and location of this home, please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £79,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the dining room and first floor staircase.

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## Lounge

5.04m x 3.83m (16'6" x 12'6")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bay window. The lounge also gives open flow access to the dining room.



## Dining Room

4.33m x 3.89m (14'2" x 12'9")

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



## Kitchen

4.15m x 1.95m (13'7" x 6'4")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine, a storage cupboard, and an integrated oven with gas hob. Tiled flooring, tiled splash back, radiator, a double glazed window and external door leading to the rear garden.



## Bathroom

2.45m x 1.95m (8'0" x 6'4")

Three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Tiled flooring, tiled walls, a radiator and two double glazed windows.



## Bedroom One

4.07m x 4.54m (13'4" x 14'10")

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



## Bedroom Two

4.38m x 3.20m (14'4" x 10'5")

Double bedroom with laminate flooring, a fully working shower cubicle, a radiator and a double glazed rear aspect window.



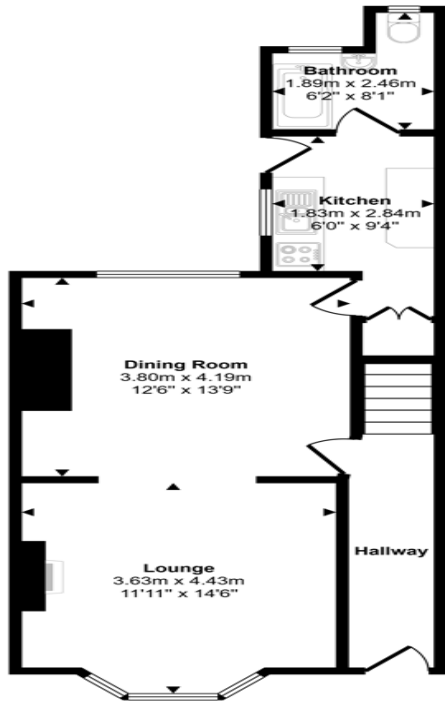
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## External

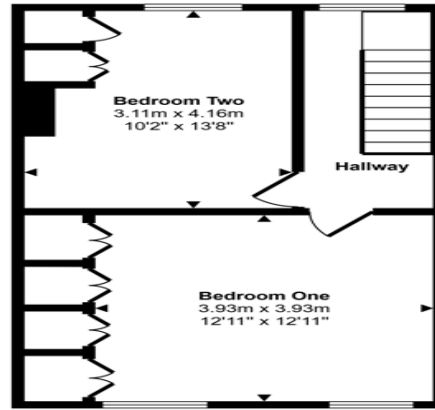
Externally to the front there is an enclosed forecourt and to the rear lies South/Wet facing garden with a brick built outhouse.



Approx Gross Internal Area  
89 sq m / 961 sq ft



Ground Floor  
Approx 50 sq m / 536 sq ft



First Floor  
Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Station Avenue South, Fencehouses, Houghton Le Spring, Tyne and Wear, DH4 6HN

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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