



### 3 bed terraced house to buy in

Wellington Row, Philadelphia, Houghton  
Le Spring, Tyne and Wear, DH4 4LB

**£110,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Double Bedrooms
- ✓ A Four Piece Bathroom & Two
- ✓ Utility Room
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

**\*\*SPACIOUS HOME\*\*THREE DOUBLE BEDROOMS\*\*A FOUR PIECE BATHROOM\*\*TWO W.C's\*\*PACKED WITH ORIGINAL FEATURES & POTENTIAL\*\*MULTI FUEL BURNER\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this spacious end of terrace family home, which boasts three double bedrooms and is situated on the a highly desirable area in Philadelphia, Houghton Le Spring. Perfectly located within easy access of local shops and other amenities, good transport links and great major road links the A19. Within walking distance to Herrington Country Park and popular local schools, as well as short drive to Houghton Le Spring, Durham & Sunderland City Centres.

The impressive family residence is bursting with original features and potential, this spacious home briefly comprises: Entrance/hallway, spacious lounge, generous kitchen/dining room with a pantry cupboard, a utility room and a ground floor W.C. To the first floor lies three double bedrooms, an office room, a four piece bathroom and a separate W.C., externally to the rear there is an private yard.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Property Entrance/Hallway

Property entrance leading to a grand hallway, which has hardwood flooring, a radiator and an understair storage cupboard,

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## Lounge

3.91m x 4.87m (12'9" x 15'11")

Spacious lounge with carpet flooring, a radiator and two double glazed front aspect windows.

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## Kitchen/Dining Room

4.88m x 5.06m (16'0" x 16'7")

Generous kitchen/diner benefiting from a range of upper and lower contrasting granite worksurfaces with matching upstands, a Belfast sink, a DeLonghi range oven with a 6 burner gas hob and an integrated dishwasher. In addition there is a multi fuel Buner with a feature wooden beam, as well as an island with further storage units, a integrated oven, undermount sink, granite worktops and a breakfast bar. There is also hardwood flooring and a double glazed rear aspect window with the bonus of a pantry cupboard (7'5 x 6'0) which has lighting and worktops.

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## Utility Area

3.09m x 1.77m (10'1" x 5'9")

The utility has fitted wall and base units, worksurfaces, a stainless steel sink unit, plumbing for a washing machine and a space for a dryer. Laminate flooring, tiled splash back, a radiator, a rear aspect window and an external door leading to the rear yard.

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## Ground Floor W.C

1.23m x 1.64m (4'0" x 5'4")

Convenient downstairs W.C with a hand wash basin, vanity cupboards, laminate flooring, a heated towel rail and a double glazed rear aspect window.

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## First Floor landing

Spacious first floor landing.



## Office

1.04m x 4.15m (3'4" x 13'7")

The office has carpet flooring, a fitted desk and shelves. This room also gives access to the bedroom one and a good sized loft space via an aluminium ladder.



## Bedroom One

5.83m x 4.86m (19'1" x 15'11")

Double bedroom with hardwood flooring, a radiator and four double glazed windows.

## Bedroom Two

4.42m x 4.00m (14'6" x 13'1")

Double bedroom with carpet flooring, fitted bunk beds, wardrobes and a desk, a radiator and two double glazed windows.



## Bedroom Three

4.14m x 4.43m (13'6" x 14'6")

Double bedroom with carpet flooring, two sets of fitted wardrobes, a radiator and a double glazed window.



## Bathroom

2.71m x 4.05m (8'10" x 13'3")

Four piece bathroom benefiting from a walk-in shower, a paneled bath with a shower mixer tap, hand wash basin and W.C. Vinyl flooring, tiled splash back, a radiator and a double glazed window.



## First Floor W.C

Separate W.C with a hand wash basin and vinyl flooring.



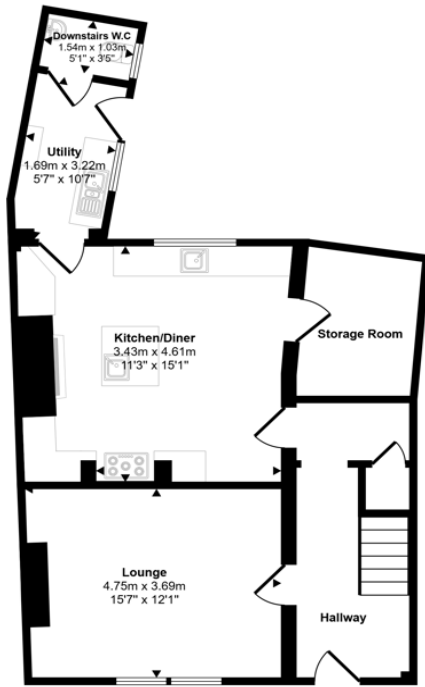
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## External

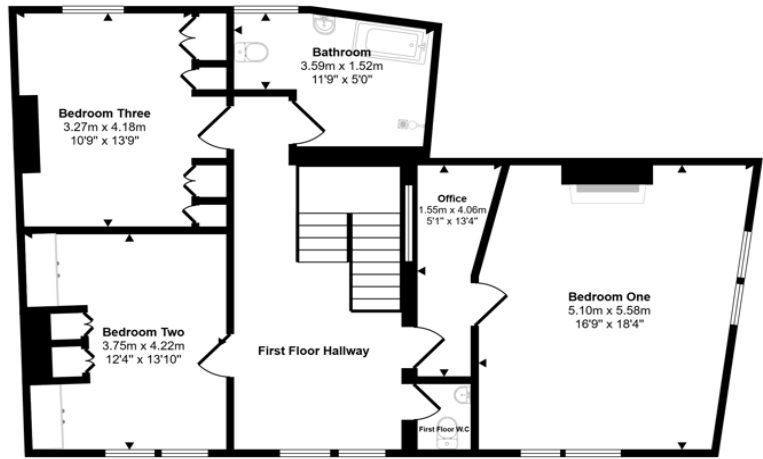
Externally to the rear is a private yard.



Approx Gross Internal Area  
163 sq m / 1754 sq ft



Ground Floor  
Approx 68 sq m / 732 sq ft



First Floor  
Approx 95 sq m / 1022 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 |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            | 94        |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 78                         |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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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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