



## 2 bed terraced house to buy in

Elizabeth Street, Houghton Le Spring, Tyne and Wear, DH5 8AT

**£79,950**

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Enclosed Rear Yard
- ✓ EPC Rating D

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO BEDROOMS\*\*TWO RECEPTION ROOMS\*\*WEST FACING REAR YARD\*\*SOUGHT AFTER AREA\*\*POTENTIAL RENTAL INCOME OF £600/£650 PCM\*\***

Pattinson Estate Agents are delighted to bring to the market this spacious two bed family home, which is situated on the popular area of Elizabeth Street, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great transport links and major road links via the A690. Also located within walking distance to Houghton Le Spring Town Centre and popular local schools, as well as being short drive to Rainton Meadows Nature Reserve, Sunderland & Newcastle City Centers.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/hallway, lounge, modern kitchen and a three piece family bathroom. To the first floor lies two double bedrooms, externally to the rear there is a West facing yard. The property also benefits from gas central heating and double glazed windows.

Early viewing come highly recommended to appreciate the size and location of this property. Please contact 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

## Entrnace/Hallway

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

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## Lounge

4.29m x 4.57m (14'0" x 14'11")

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



## Kitchen

3.04m x 2.03m (9'11" x 6'7")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Laminate flooring tiled splash back, a radiator and a double glazed rear aspect window.



## Bathroom

2.13m x 2.06m (6'11" x 6'9")

Three piece bathroom benefiting from a paneled with an overhead shower, hand wash basin and W.C. Vinyl flooring, tiled walls, a heated towel rail and a double glazed rear aspect window.



## Bedroom One

3.36m x 4.59m (11'0" x 15'0")

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



## Bedroom Two

3.10m x 2.12m (10'2" x 6'11")


Bedroom two is currently used for storage and has carpet flooring, a radiator and a double glazed rear aspect window.

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## External

Externally to the rear lies a fully enclosed yard.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(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 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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