



3 bed terraced house to buy in

Brinkburn Crescent, Houghton Le Spring,
Tyne and Wear, DH4 5HD

£110,000

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Mid Terrace House
- ✓ Three Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating C

On Street parking

Garden

Key Information

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

Description

A well presented three bedroom mid terrace property offering spacious accommodation that would suit a family, first time buyers or those seeking a rental opportunity. Ideally located close to local amenities in Houghton Le Spring town centre and within easy reach of well regarded local schools, the property enjoys a highly convenient setting.

The home benefits from UPVC double glazing and gas central heating via a combi boiler. Internally the accommodation comprises an entrance porch leading to the entrance lobby, a comfortable lounge, and a kitchen with an open aspect into the dining room. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property features a gravel garden to the front and an enclosed lawned garden to the rear, providing outdoor space suitable for both relaxation and family use.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Entrance Porch

UPVC door and windows accessing the entrance lobby

Entrance Lobby

0.00m x 0.00m (0'0" x 0'0")

Stairs to the first floor, radiator opening to the lounge



Lounge

4.20m x 3.30m (13'9" x 10'9")

UPVC double glazed window, radiator



Kitchen

2.80m x 3.20m (9'2" x 10'5")

Fitted cream wall and base units with an electric hob and oven built in with extractor over, space for an automatic washing machine, built in cupboard, UPVC double glazed window



Dining Room

3.10m x 3.20m (10'2" x 10'5")

UPVC double glazed sliding patio door, window, radiator



Landing

Radiator



Bedroom One

4.90m x 3.30m (16'0" x 10'9")

UPVC double glazed window, radiator



Bedroom Two

4.20m x 3.20m (13'9" x 10'5")

UPVC double glazed window, radiator



Bedroom Three

3.00m x 2.40m (9'10" x 7'10")

UPVC double glazed window, radiator, built in cupboard



Bathroom

2.30m x 1.70m (7'6" x 5'6")

WC and wash basin to a vanity unit, panelled bath with mains fed shower, part tiling, UPVC double glazed window, heated towel rail




External

Gravel garden to the front and a lawned garden to the rear with brick outhouse





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(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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