



### 3 bed semi-detached house to buy in DH4

Chigwell Close, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7EB

**£209,950**

 x3  x2  x1

Tenure

**Freehold**

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Garage & Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*GARAGE AND DRIVEWAY\*\*OWNED SOLAR PANELS\*\*\*\*\*PRIVATE REAR GARDEN\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented semi-detached family home, which boasts three double bedrooms and is nestled away in a quiet cut-de-sac on the highly desirable Chigwell Close, Penshaw. Perfectly positioned within close proximity to local shops and amenities, good public transport and major road links via the A19. Situated within walking distance to the popular Barnwell Academy and Herrington Country Park, as well as being a short drive to Sunderland & Newcastle City Centre's.

This impressive family residence is spacious throughout and briefly consists:- Entrance/porch, open plan lounge/dining room, modern kitchen and a sun room. To the first floor lies the principal bedroom with an en-suite, a further two double bedrooms and three piece family bathroom. Externally to the front there is an open garden with a driveway and garage, to the rear there is a fully enclosed, private garden.

This property also benefits from gas central heating, double glazing throughout and owned solar panels.

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

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £209,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

## Entrance/Porch

1.55m x 0.92m (5'1" x 3'0")

Property entrance leading to the porch, which has quality laminate flooring and a radiator.

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## Lounge/Dining Room

7.41m x 3.21m (24'3" x 10'6")

Open plan lounge/diner benefiting from quality laminate flooring, two radiators, a double glazed front aspect bow window and Bi-fold doors leading to the sun room.



## Kitchen

3.29m x 3.71m (10'9" x 12'2")

Stylish kitchen benefiting from a range of upper and lower units with contrasting square edge worksurfaces and matching up-stands. There is the additional bonus of integrated appliances such as:- a composite sink unit, dishwasher, washing machine, fridge/freezer, dual ovens and an induction hob. Tile flooring, a vertical radiator, double glazed rear aspect window and an external door leading to the rear garden.



## Sun Room

3.61m x 2.38m (11'10" x 7'9")

The sun room has an insulated roof, tiled flooring, double glazed windows, a Velux window and French doors leading to the rear garden.



## Principal Bedroom

4.07m x 2.79m (13'4" x 9'1")

Double bedroom with an en-suite, carpet flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.



## En-suite

1.60m x 1.61m (5'2" x 5'3")

Convenient en-suite benefiting from a walk-in shower, W. and a hand wash basin with a vanity cupboard. Tiled walls, tiled splash back, a heated towel rail and a double glazed rear aspect window.



## Bedroom Two

3.46m x 2.78m (11'4" x 9'1")

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



## Bedroom Three

2.54m x 3.02m (8'4" x 9'10")

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



## Bathroom

2.46m x 2.26m (8'0" x 7'4")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Tile flooring, partly tiled walls, a radiator and a double glazed rear aspect window.

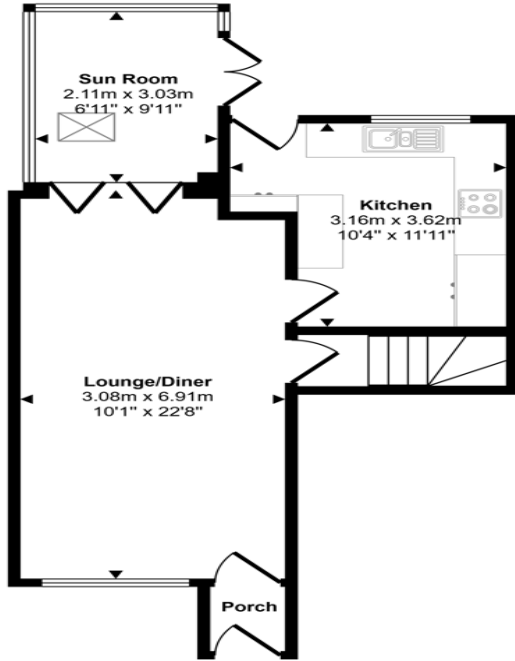


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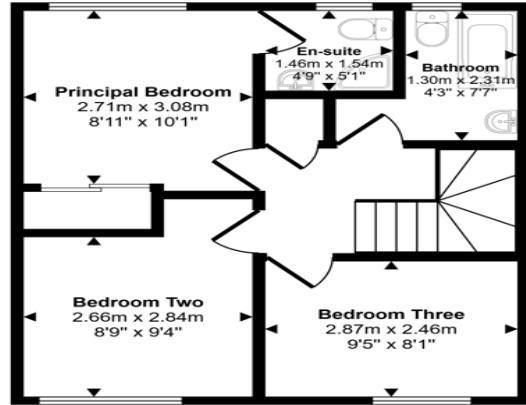
Externally to the front there is an open lawn laid to artificial turf with mature shrubs, a driveway and garage. To the rear there is a fully enclosed garden with artificial grass, planters to the boards and a patio area adjacent to the property. The rear garden also has the additional bonus of not being overlooked.



Approx Gross Internal Area  
81 sq m / 877 sq ft



**Ground Floor**  
Approx 42 sq m / 451 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(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 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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