



### 3 bed terraced house to buy in

St. Michaels, Houghton Le Spring, Tyne and Wear, DH4 5NS

# £117,500

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ Front & Rear Gardens
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: Solar PV (Photovoltaic) panels

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*STYLISH KITCHEN WITH FITTED APPLIANCES\*\*FRONT & REAR GARDENS\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressively presented three bed family home, located on a sought after cul-de-sac of St Michaels, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools, as well as being a short driving distance to Rainton Meadows Nature Reserve, Houghton Le Spring, Sunderland & Durham City Centres.

This well presented family residence is spacious throughout and briefly consists:- Entrance/porch, bright and airy lounge/dining room, a modern kitchen with fitted appliances and a rear porch. To the first floor lies three well proportioned bedrooms and a stylish three piece family bathroom, externally to the front is an enclosed garden and to the rear there is a private, low maintenance garden.

This home also has the additional benefit of having gas central heating, double glazed windows throughout and a garage in a neighbouring en-block, which is subject to T&C's.

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

Council Tax Band: A

Tenure: Freehold

Price: £117,500

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

Electric: Solar PV (Photovoltaic) panels

## Entrance/Porch

3.88m x 3.00m (12'8" x 9'10")

Property entrance leading to the front porch. which has laminate flooring and double glazed windows.



## Lounge/Dining Room

6.83m x 3.63m (22'4" x 11'10")

Open plan lounge/diner has a log burner with a feat wooden beam, laminate flooring, two radiators, front and rear double glazed windows.



## Kitchen

2.26m x 2.72m (7'4" x 8'11")

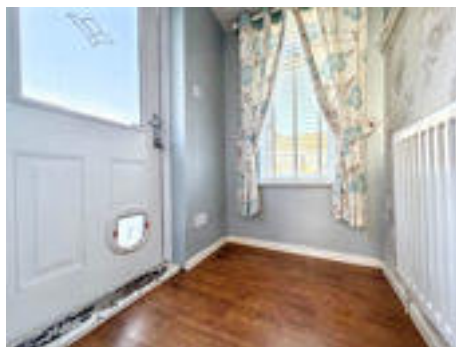
Modern kitchen benefiting from a range of upper and lower units with contrasting square edge work surfaces and matching up-stands, integrated dishwasher, washing machine, fridge/freezer and an oven with a ceramic hob. Laminate flooring, two storage cupboards and a double glazed rear aspect window.



## Rear Porch

1.86m x 1.27m (6'1" x 4'2")

The rear porch with laminate flooring, a radiator, double glazed window and an external door leading to the rear garden.



## Bedroom One

3.83m x 3.00m (12'6" x 9'10")

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



## Bedroom Two

3.39m x 2.82m (11'1" x 9'3")

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



## Bedroom Three

1.85m x 3.26m (6'0" x 10'8")

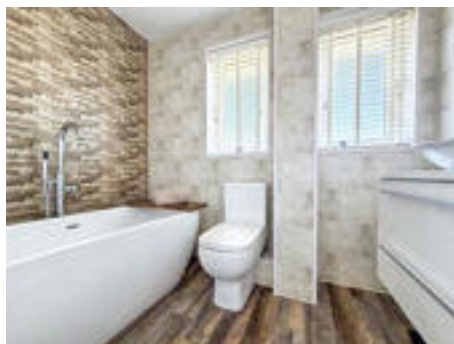
Third bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bathroom

1.65m x 2.48m (5'4" x 8'1")

Stylish three piece bathroom benefiting from a free standing bath, WC and a hand wash basin with vanity draws. Laminate flooring, UPVC cladded walls, a heated towel rail and a double glazed rear aspect window.




## External

Externally to front there is an enclosed garden and to the rear lies a good sized private garden laid to artificial turf with a patio area adjacent to the property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(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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