



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

The Cove, Shiney Row, Houghton Le Spring, Tyne and Wear, DH4 7DS

**£149,950**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ South/East Facing Garden
- ✓ Multi Car Driveway
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*MULTI CAR DRIVEWAY\*\*SOUTH/EAST FACING REAR GARDEN\*\*LOFT SPACE\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to bring to the market this impressive two bed family home, located on popular estate of The Cove, Houghton Le Spring. Perfectly positioned within close proximity to shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools and Herrington Country Park, as well as being a short drive to Sunderland and Durham City Centre's.

This well presented property is spacious throughout and briefly consists of:- Entrance/hallway, open plan lounge/dining room, stylish kitchen and a sun room with an insulated roof. To the first floor lies two double bedrooms, one of which gives access to a loft space via a timber ladder, in addition there is a modern three piece bathroom to the first floor. Externally to the front of the property there is a multi car driveway and to the rear there is a good sized South/East facing garden.

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

Council Tax Band: A

Tenure: Freehold

Price: £149,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Air Source Heat Pump

## Entrance/Hallway

Property entrance leading to the hallway, which give access to the lounge/diner, kitchen and first floor staircase.

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## Lounge/Dining Room

6.46m x 3.63m (21'2" x 11'10")

Open plan lounge/diner with carpet flooring, two radiators, a double glazed front aspect bow window and French doors leading to the sun room.



## Kitchen

3.69m x 2.73m (12'1" x 8'11")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces and matching up-stands, a composite sink unit, plumbing for a washing machine, an integrated oven and an induction hob. Laminate flooring, a double glazed rear aspect window and external door leading to the rear garden.



## Sun Room

3.15m x 3.13m (10'4" x 10'3")

The sun room has double glazed windows, a light weight insulated roof, laminated flooring and French doors leading to the rear garden.



## Bedroom One

2.93m x 5.18m (9'7" x 16'11")

Double bedroom with carpet flooring, a radiator and two double glazed front aspect window. There is also access to a loft space via a timber ladder.



## Bedroom Two

3.46m x 3.13m (11'4" x 10'3")

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



## Loft Space

4.13m x 5.10m (13'6" x 16'8")

The space has carpet flooring, a radiator and two Velux windows.



## Bathroom

2.00m x 2.35m (6'6" x 7'8")

Modern three piece bathroom benefiting from a panelled bath with an overhead waterfall shower, hand wash basin and W.C. Luxury vinyl tiled flooring, quality UPVC cladded splash back, vanity cupboard and a double glazed rear aspect window.

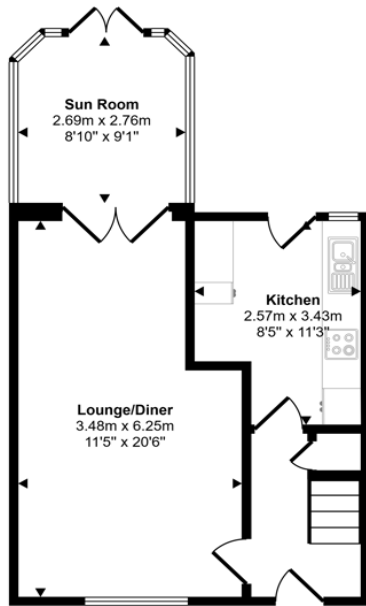


## External

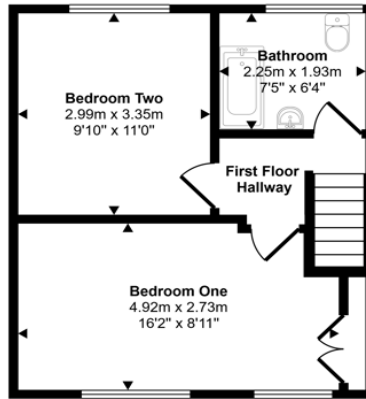
Externally to the front there is a multi car driveway and gated access to the rear garden. To the rear lies a South/East facing garden laid to artificial turf and a patio area adjacent to the property.



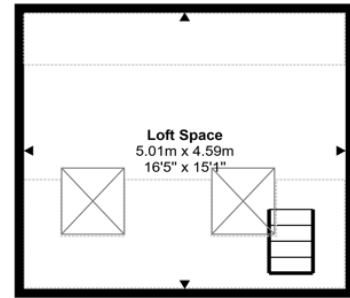
Approx Gross Internal Area  
98 sq m / 1057 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft



First Floor  
Approx 33 sq m / 360 sq ft



Second Floor  
Approx 23 sq m / 248 sq ft

Denotes head height below 1.5m

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>		82
(69-80) <b>C</b>	71	
(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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