

## 2 bed terraced house to buy in

Outram Street, Houghton Le Spring, Tyne and Wear, DH5 8AZ

# £79,950

 x2  x1  x1

Tenure

**Freehold**

## Property features

 EPC Rating D

Allocated parking

## Key Information

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

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*TWO DOUBLE BEDROOMS WITH FITTED WARDROBES\*\*TWO RECEPTION ROOMS\*\*PRIVATE REAR YARD\*\*POPULAR AREA\*\***

Pattinson Estate Agents are to happy to present to the market this two bed end terrace family home, located in the popular area of Outram Street, Houghton Le Spring. This deceptively spacious property is perfectly located in close proximity to local amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and popular local schools, and a short to drive to Houghton Le Spring Golf Course, Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This impressive and well present home briefly consists of- Entrance/hallway, lounge, dining room, modern kitchen and a three piece bathroom. To the first floor lies two double bedrooms, both with bespoke fitted wardrobes and externally to the rear there is a private yard.

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

Council Tax Band: A

Tenure: Freehold


Price: £79,950

Property Type: Terraced House

Parking: Allocated

Heating: Air Source Heat Pump



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>		76
(55-68) <b>D</b>	53	
(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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