



## 2 bed terraced house to buy in

Buttsfield Terrace, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7HW

# £89,950

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ End Of Terrace Family Home
- ✓ Two Double Bedrooms
- ✓ Open Plan Lounge/Dining Room
- ✓ Private Rear Yard
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*OPEN PLAN KITCHEN/DINING ROOM\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this spacious end of terrace family home, which boasts two double bedrooms and is situated in the popular location of Buttsfield Terrace, Penshaw. Perfectly positioned within close proximity to local shops and other amenities, great transport links and major road links via A19. Also within walking distance Bramwell Academy and Herrington Country Park, as well as a short drive to Elba Park, Sunderland & Newcastle City Centres.

This well presented home is spacious throughout and briefly comprises:-entrance/porch, a spacious lounge, open plan kitchen/dining room and a three piece bathroom. To the first floor lies two double bedrooms, externally there is a enclosed forecourt to the front and a private rear yard.

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

Council Tax Band: A

Tenure: Freehold

Price: £89,950

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

## Entrance/Porch

1.24m x 1.77m (4'0" x 5'9")

Property entrance leading to the porch, which has carpet flooring and a double glazed window.



## Lounge

4.26m x 5.05m (13'11" x 16'6")

Spacious lounge with carper flooring, a feature electric fireplace, two radiators and a double glazed front aspect window.



## Kitchen/Dining Room

4.91m x 5.05m (16'1" x 16'6")

Open plan kitchen/diner benefiting from a range of fitted wall and base units with contrasting worktops, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Tiled splash back, laminate flooring to the kitchen and carpet flooring to the dining area, a radiator, two double glazed windows and an external door leading to the rear yard.



## Bathroom

1.78m x 2.38m (5'10" x 7'9")

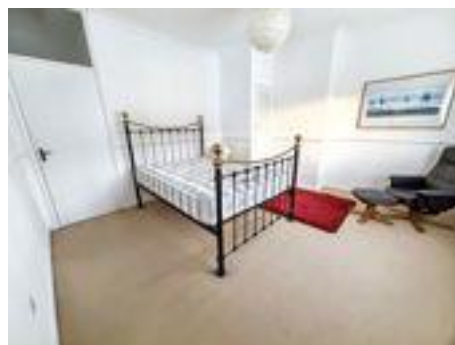
Three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Vinyl flooring, partly tiled and wooden paneled walls, a radiator and a double glazed rear aspect window.



## Bedroom One

3.96m x 5.93m (12'11" x 19'5")

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



## Bedroom Two

3.92m x 2.31m (12'10" x 7'6")

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



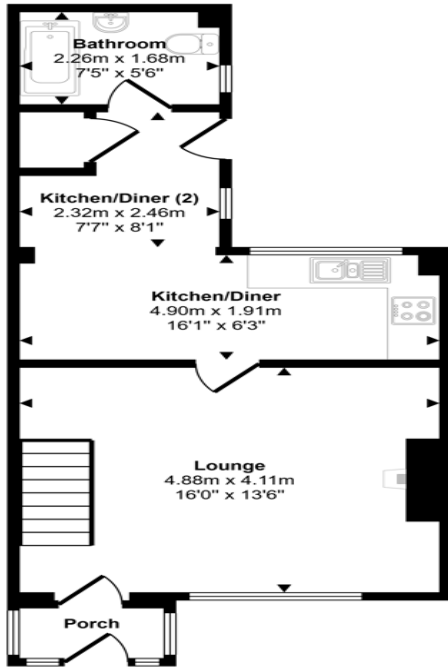
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## External

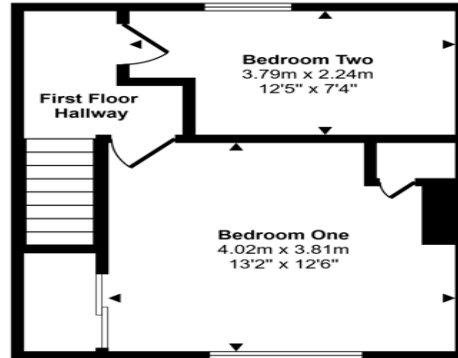
Externally to the front there is an enclosed forecourt and a private yard to the rear.



Approx Gross Internal Area  
73 sq m / 788 sq ft



**Ground Floor**  
Approx 42 sq m / 453 sq ft



**First Floor**  
Approx 31 sq m / 335 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>		82
(69-80) <b>C</b>		
(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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