



### 3 bed terraced house to buy in

Waterhouses, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GE

**£230,000** Offers Over

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Double Bedrooms
- ✓ Stunning Kitchen/Dining Room
- ✓ West Facing Rear Garden
- ✓ EPC Rating A

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE & WALK-IN WARDROBE\*\*GARAGE AND MULTI CAR DRIVEWAY\*\*SOUGHT AFTER AREA\*\***

Pattinson Estate agents are delighted to bring to the market, this stunningly presented three bed family home, which is situated on the highly desirable estate of Waterhouses, Elba Park. Perfectly positioned within walking distance to Elba Park and in close proximity of local amenities, popular local schools, public transport and major road links via the A1. Also within short driving distance to Rainton Meadows Nature Reserve, Sunderland and Durham City Centres.

This impressive family residence is spacious throughout and briefly consists of:-Property entrance leading to a spacious hallway, which allows access to the lounge with full length windows, stylish kitchen/dining room and a ground floor W.C. To the first floor lies the principal bedroom with an en-suite and a walk-in wardrobe, a further two double bedrooms and a modern three piece bathroom. Externally there is a garden to the front and to the rear there is a West facing garden, in addition there is garage and a multi car driveway beyond the rear garden.

Early viewing is highly recommended to appreciate the size, standard and location of this well presented family home. Please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £230,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to a bright and airy hallway, which has porcelain tiled flooring, a radiator and a double glazed front aspect window.



## Lounge

3.46m x 4.13m (11'4" x 13'6")

Spacious lounge with carpet flooring, a radiator and double glazed rear aspect full length windows.

## Kitchen/Dining Room

5.64m x 3.18m (18'6" x 10'5")

Stunning kitchen/diner benefiting from a range of upper, lower and full length units with contrasting granite worksurface and matching up-stands. There is also the benefit of integrated appliances such as:- dishwasher, washing machine, fridge/freezer, an oven, induction hob and a bespoke breakfast bar. Porcelain tiled flooring, a storage cupboard, radiator, double glazed window and French doors leading to the rear garden.



## Ground Floor W.C

1.78m x 1.34m (5'10" x 4'4")

Convenient W.C with a hand wash basin, vanity cupboards, porcelain tiled flooring and a radiator.



## Principal Bedroom

1.71m x 1.67m (5'7" x 5'5")

Double bedroom with an en-suite, carpet flooring, radiator and a double glazed front aspect window. There is also a walk-in wardrobe (5'7 x 5'5), which has carpet flooring and a radiator.



## En-suite

2.21m x 1.42m (7'3" x 4'7")

Stylish en-suite benefiting from a walk-in shower, hand wash basin and a WC. Vinyl flooring, tiled splash back and a heated towel rail.



## Bedroom Two

3.01m x 3.21m (9'10" x 10'6")

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



## Bedroom Three

2.28m x 2.94m (7'5" x 9'7")

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



## Bathroom

2.05m x 2.06m (6'8" x 6'9")

Modern three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partly tiled walls, a heated towel rail and a double glazed front aspect window.

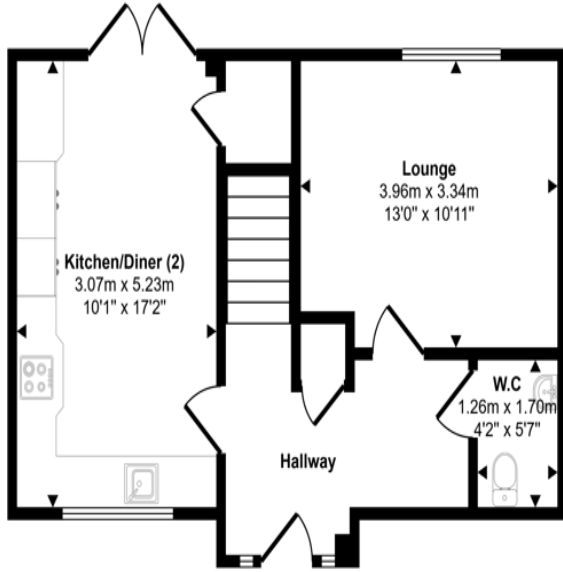


## External

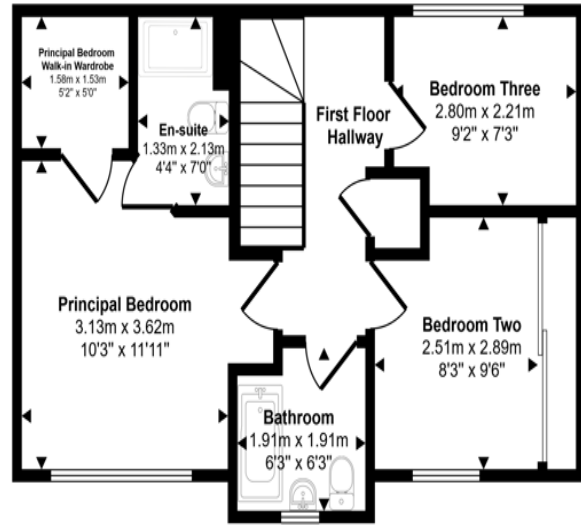
Externally to the front there is an enclosed garden and to the rear lies a West facing garden laid to artificial turf with a decked area. Beyond the rear garden there is a garage and multi car driveway



Approx Gross Internal Area  
90 sq m / 971 sq ft



Ground Floor  
Approx 45 sq m / 480 sq ft



First Floor  
Approx 46 sq m / 491 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>                                  | 92                         | 93        |
| (81-91) <b>B</b>                                   |                            |           |
| (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<br>2002/91/EC |           |

Waterhouses, Elba Park, Houghton Le Spring, Tyne and Wear, DH4 6GE

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

