



To buy

### 3 bed terraced house to buy in

South View, Shiney Row, Houghton Le Spring, Tyne and Wear, DH4 4JR

# £120,000

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Recently Refurbished
- ✓ Modernised Throughout
- ✓ Three Bedrooms
- ✓ No Upper Chain
- ✓ EPC Rating F

## Key Information

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

## Description

An exceptional opportunity to acquire this incredibly modernised and recently refurbished three bedroom terraced home, ideally situated on the ever-popular South View, Shiney Row. Finished to an outstanding standard throughout, this stunning property is truly ready to move straight into.

Upon entering, you are welcomed by a stylish entrance hall featuring beautiful herringbone flooring which flows seamlessly throughout the ground floor, creating a contemporary and cohesive feel. The property boasts a well-presented living room, perfect for relaxing, alongside a brand new, high-spec modern kitchen diner designed with both functionality and style in mind.

The home also benefits from a beautifully finished bathroom, completed to a high standard with modern fixtures and fittings. To the first floor, there are three well-proportioned bedrooms, offering comfortable and versatile living space.

Further benefits include a newly installed boiler and a full rewire, providing peace of mind for any prospective buyer.

Externally, the property features a large patio area ideal for outdoor entertaining, while to the rear there is a private yard complete with a built-on shed, offering additional storage.

This turn-key home is perfect for a wide range of buyers and early viewing is highly recommended to fully appreciate the quality and finish on offer.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

Parking: Driveway

Heating: Air Source Heat Pump

## External Front



## Entrance Hall

5.424m x 0.961m (17'9" x 3'1")



## Living Room

4.156m x 3.661m (13'7" x 12'0")



## Kitchen Diner

4.841m x 3.587m (15'10" x 11'9")



## Bathroom

3.899m x 2.007m (12'9" x 6'7")



## First Floor Landing



## Bedroom One

4.759m x 3.185m (15'7" x 10'5")



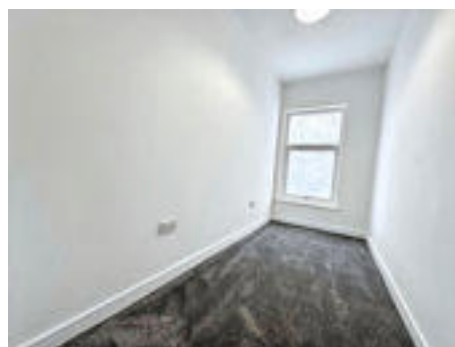
## Bedroom Two

3.687m x 3.047m (12'1" x 9'11")



## Bedroom Three


5.817m x 1.646m (19'1" x 5'4")



## Exterior Yard





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(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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