



### 3 bed terraced house to buy in

Rose Street, Houghton Le Spring, Tyne and Wear, DH4 5BB

# £149,950

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Front & Rear Gardens
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

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

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*MODERN KITCHEN & BATHROOM\*\*FRONT & REAR GARDEN\*\*DETACHED GARAGE & DRIVEWAY\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive end of terrace, three bed family home located on the desirable location of Rose Street, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, fantastic public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and an array of popular schools, as well as being a short drive to both Herrington Country Park and Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This immaculately presented family residence is spacious throughout and briefly comprising of: Entrance/hallway, lounge, dining room, modern kitchen and a stylish three piece family bathroom. To the first floor lies a spacious hallway and three well three proportioned bedrooms, externally there is a front garden and a low maintenance , South facing rear garden, which has a driveway and detached garage.

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

Council Tax Band: A

Tenure: Freehold

Price: £149,950

Property Type: Terraced House

USPs: Garden

Parking: Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has ceramic tiled flooring, a radiator and an under stair storage cupboard.



## Lounge

4.04m x 4.04m (13'3" x 13'3")

Spacious lounge with wooden flooring, a feature gas fireplace with a feature Italian limestone surround and a granite hearth, a radiator and a double glazed front aspect bow window.



## Dining Room

4.32m x 3.46m (14'2" x 11'4")

Separate diner with wooden flooring, a feature fireplace place from the same period as the house, a radiator and double glazed side aspect window.



## Kitchen

2.46m x 3.11m (8'0" x 10'2")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, composite sink unit, integrated dishwasher, under counter fridge and an oven with a gas hob. Tile flooring, tiled splash back, a radiator, double glazed rear aspect window and an external door leading to the rear garden.



## Bathroom

2.04m x 2.07m (6'8" x 6'9")

Three piece bathroom benefiting from a walk-in shower, hand wash basin and W.C vanity unit. Ceramic tiled flooring, ceramic tiled walls, a fitted mirror, heated towel rail and a double glazed rear aspect window.



## Bedroom One

4.06m x 3.50m (13'3" x 11'5")

Double bedroom with carpet flooring, a feature fireplace. a radiator and a double glazed front aspect window.



## Bedroom Two

4.34m x 3.44m (14'2" x 11'3")

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



## Bedroom Three

2.98m x 1.82m (9'9" x 5'11")

Third bedroom with carpet flooring, a radiator and a double glazed front aspect window.

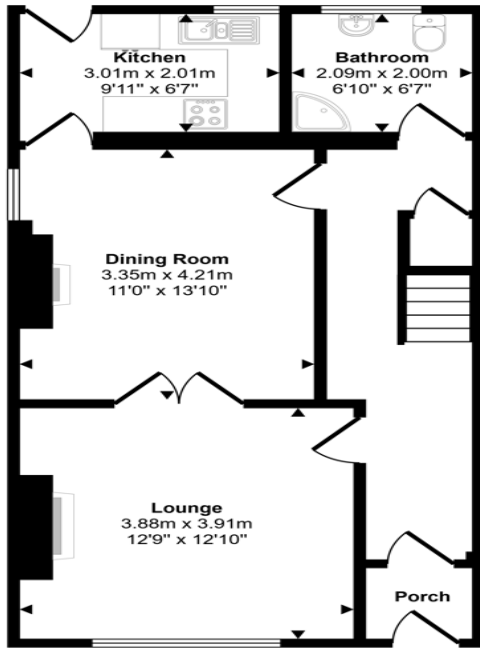


## External

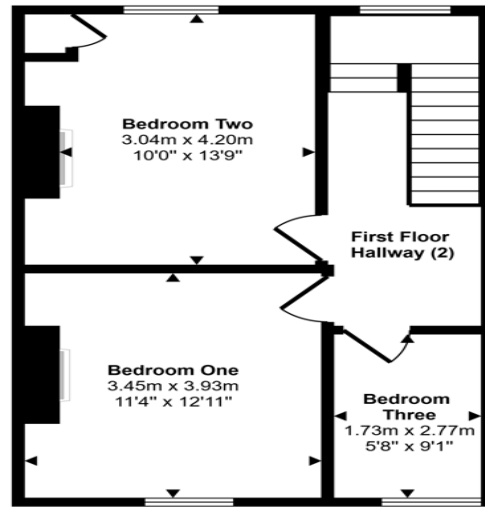
Externally to the front there is a fully enclosed garden laid to gravel with mature shrubs. To rear lies a South facing garden with a detached garage (20'4 x 9'3) and a gate driveway.



Approx Gross Internal Area  
100 sq m / 1074 sq ft



**Ground Floor**  
Approx 56 sq m / 598 sq ft



**First Floor**  
Approx 44 sq m / 476 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>		84
(69-80) <b>C</b>	69	
(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:

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**TBC<http://www.norfolkpropertyauctions.com>**

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