



## 2 bed apartment to buy in DH4

Ellesmere Close, Houghton Le Spring,  
Tyne and Wear, DH4 5NJ

# £79,950

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

Chain free

## Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Top Floor Apartment
- ✓ Two Bedrooms
- ✓ Stylish Living Area
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

**\*\*TOP FLOOR APARTMENT\*\*TWO BEDROOMS\*\*MODERN LIVING AREA\*\*SECURE ENTRY SYSTEM\*\*ALLOCATED PARKING BAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate agents are excited to welcome to the market this impressive apartment located in the popular location of Harwood Drive, Mulberry Park, the apartment boasts two bedrooms and is situated on the top floor of this complex. Perfectly positioned within easy access of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to an array of popular schools and Elba Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This well presented apartment offers spacious and stylish accommodation throughout and briefly comprises:- Secure entry system providing access to the building, apartment entrance hallway, an open plan lounge/kitchen area, two well proportioned bedrooms and a modern three piece bathroom. Externally, the property benefits from an allocated parking space, in addition to a number of visitor parking bays.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this fantastic apartment has to offer. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,519.00

Price: £79,950

Property Type: Apartment

USPs: Chain free

Parking: Allocated

Construction materials: Brick and block

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Building Entrance

The building entrance benefits from a secure entry system and stairs to each floor.



## Apartment Entrance

The apartment entrance leading to the hallway, which has laminate flooring, a radiator and a storage cupboard.

## Lounge Area

*3.46m x 4.82m (11'4" x 15'9")*

Spacious lounge area with porcelain tiled flooring, a radiator, a double glazed front aspect window and French doors with a Juliet balcony. The lounge also gives open flow access to the kitchen.



## Kitchen

*2.85m x 2.64m (9'4" x 8'7")*

Stylish kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, a stainless steel sink unit, plumbing for a washing machine, space for a dryer and an integrated oven with a gas hob. Porcelain tiled flooring, a radiator and a double glazed window.



## Bedroom One

*2.59m x 3.67m (8'5" x 12'0")*

Double bedroom with carpet flooring, a walk-in wardrobe, radiator and a double glazed window.



## Bedroom One Walk-in Wardrobe

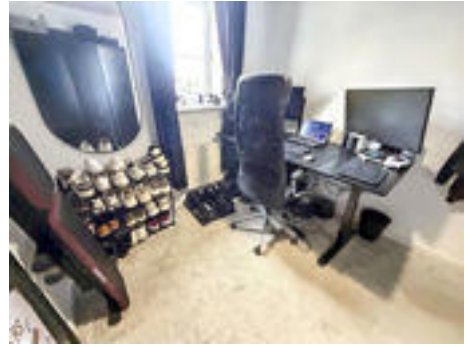
*2.23m x 1.50m (7'3" x 4'11")*

Convenient wardrobe with laminate flooring, a radiator and a double glazed window.

## Bedroom Two

2.65m x 2.35m (8'8" x 7'8")

Second bedroom with laminate flooring, radiator and a double glazed window.



## Bathroom

2.10m x 1.67m (6'10" x 5'5")

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

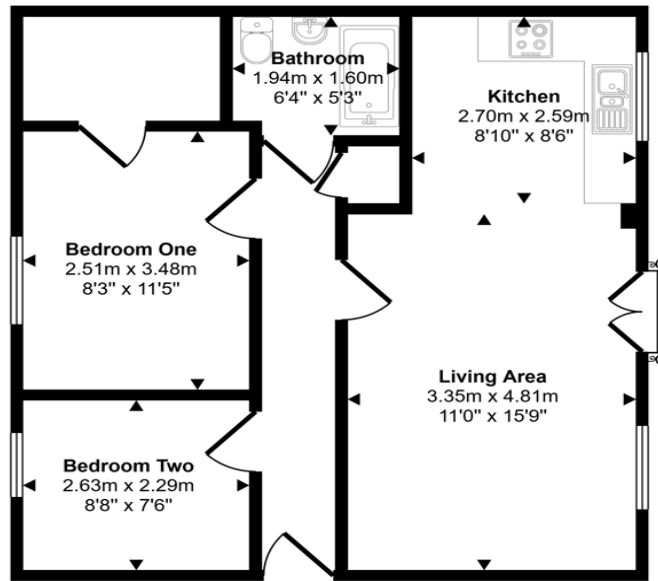


## External

Externally there is an allocated parking bay and numerous 'visitor parking' bays.



Approx Gross Internal Area  
54 sq m / 581 sq ft



Floorplan

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>		
(69-80) <b>C</b>	80	80
(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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