



3 bed terraced house to buy in

Ironside Street, Houghton Le Spring, Tyne and Wear, DH5 8AY

£109,950

 x3  x1  x2

Tenure

Freehold

Allocated parking

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Sought After Area
- ✓ EPC Rating C

Key Information

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

Description

****SPACIOUS FAMILY HOME**THREE DOUBLE BEDROOMS **TWO RECEPTION ROOMS**REAR YARD**POPULAR LOCATION **NO ONWARD CHAIN****

Pattinson Estate Agents are delighted to welcome to the market this spacious family home, which boasts two reception rooms and three bedrooms. Perfectly positioned on the popular area of Ironside Street, Houghton Le Spring, which is within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and an array of popular local schools. As well as being a short drive to Rainton Meadows Country Park, Sunderland and Durham City Centre's.

This family residence is well maintained and spacious throughout, briefly comprising:- entrance/hallway, spacious lounge, dining room, fitted kitchen, rear lobby and three piece bathroom. To the first floor lies three well proportioned bedrooms and access to a fully boarded loft via a timber ladder, externally there is an enclosed forecourt to the front and a private yard to the rear.

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

Council Tax Band: A

Tenure: Freehold

Price: £109,950

Property Type: Terraced House

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator.



Lounge

4.40m x 3.72m (14'5" x 12'2")

Spacious lounge with carpet flooring, feature gas fireplace, a radiator and a double glazed front aspect bay window. The lounge also gives access to the diner via dual internal doors.



Dining Room

4.32m x 4.10m (14'2" x 13'5")

Separate diner with carpet flooring, a storage cupboard, radiator and a double glazed rear aspect window.



Kitchen

3.96m x 2.21m (12'11" x 7'3")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, an integrated oven with a ceramic hob, plumbing for a dishwasher and washing machine. Vinyl flooring, tiled splash bask, a double glazed window and access to the rear lobby.



Rear Loddy

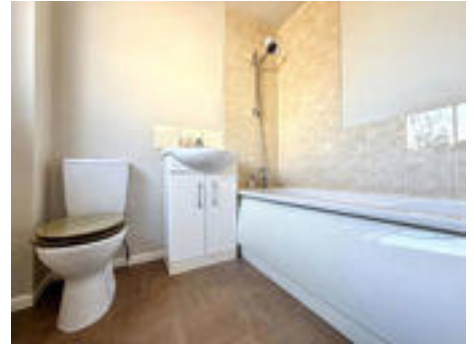
The rear lobby has vinyl flooring, two storage cupboards, a vertical radiator and an external door leading to the rear yard.



Bathroom

1.79m x 2.10m (5'10" x 6'10")

Three piece bathroom benefiting from a paneled bath with an overhead shower, WC and a hand wash basin. Vinyl flooring, tiled splash back, vanity cupboards, a radiator and a double glazed rear aspect window.



First Floor Hallway

The first floor hallway gives access to each bedroom and a fully boarded loft, which is accessible via a timber ladder.

Bedroom One

4.43m x 2.72m (14'6" x 8'11")

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



Bedroom Two

3.72m x 3.06m (12'2" x 10'0")

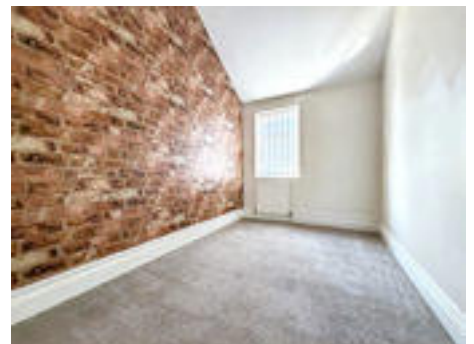
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



Bedroom Three

2.84m x 1.90m (9'3" x 6'2")

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

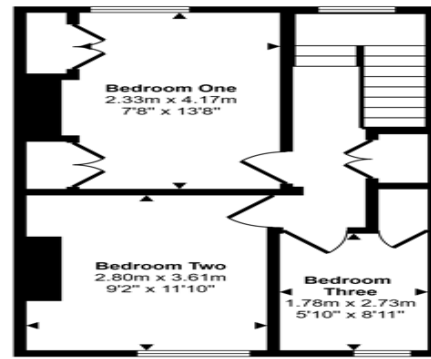
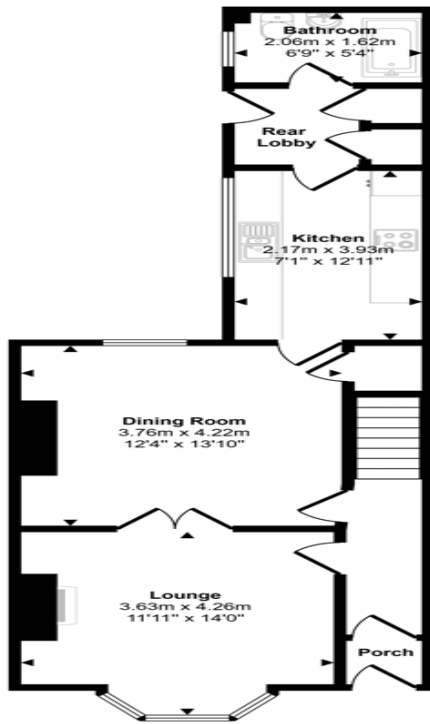


External

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



Approx Gross Internal Area
90 sq m / 971 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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