



3 bed semi-detached house to buy in DH4

Stanhope Close, Houghton Le Spring, Tyne and Wear, DH4 5QR

£127,500 Starting Bid

 x 3  x 1  x 3

Tenure

Freehold

Property features

- ✓ Extended Family Home
- ✓ Semi-Detached
- ✓ Three Bedrooms
- ✓ West Facing Garden
- ✓ EPC Rating C

Garage parking

Garden

Key Information

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

Description

****EXTENDED FAMILY HOME**SEMI-DETACHED**THREE BEDROOMS**DETACHED GARAGE**WEST FACING REAR GARDEN**SOUGHT AFTER CUL-DE-SAC LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this impressive extended, three bed semi-detached home, situated on the highly desirable cul-de-sac of Stanhope Close, Dairy Lane, Houghton Le Spring. Perfectly positioned within close proximity to local shops and a range of everyday amenities, excellent public transport and major road links via the A690. The property is also within walking distance of the popular Houghton Kepier Academy and Houghton Le Spring Town Centre, as well as being a short drive from Rainton Meadows Nature Reserve, Elba Park, Sunderland and Durham City Centres.

This property is spacious throughout and briefly comprises:- Entrance/porch, spacious lounge, dining room with fitted bar, extended kitchen/breakfasting area and a conservatory. To the first floor lies three bedrooms and a three piece family bathroom. Externally, to the front there is an open lawn, while to the rear lies a West facing garden with a detached garage.

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

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £127,500

Property Type: Semi-detached house

USPs: Garden

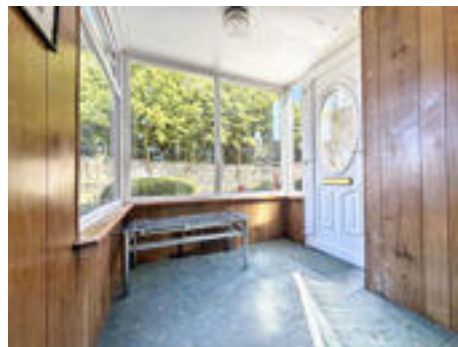
Parking: Garage

Heating: Gas

Entrance/Porch

2.17m x 1.93m (7'1" x 6'3")

Property entrance leading to the porch, which has carpet flooring, double glazed windows and patio doors leading to the lounge.



Lounge

3.99m x 5.07m (13'1" x 16'7")

Spacious lounge with carpet flooring, a feature gas fireplace, two radiators and a double glazed front aspect window. The lounge will also gives open flow access to the dining room.



Dining Room

2.83m x 2.72m (9'3" x 8'11")

The diner has carpet flooring, a fitted bar, radiator and patio doors leading to the conservatory.



Kitchen/Breakfasting Area

3.69m x 4.73m (12'1" x 15'6")

Extended kitchen/breakfasting area benefiting from a range of upper and lower units with contrasting work surfaces, a breakfast bar, plumbing for a washing machine and an integrated oven with a gas hob. Tile flooring, tiled splash back, a radiator, two double glazed windows and dual aspect external doors.



Conservatory

2.53m x 3.01m (8'3" x 9'10")

Double glazed conservatory with tile flooring, a radiator and French doors leading to the rear garden.



Bedroom One

4.08m x 3.03m (13'4" x 9'11")

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



Bedroom Two

3.34m x 3.03m (10'11" x 9'11")

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



Bedroom Three

3.04m x 1.98m (9'11" x 6'5")

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



Bathroom

1.91m x 1.95m (6'3" x 6'4")

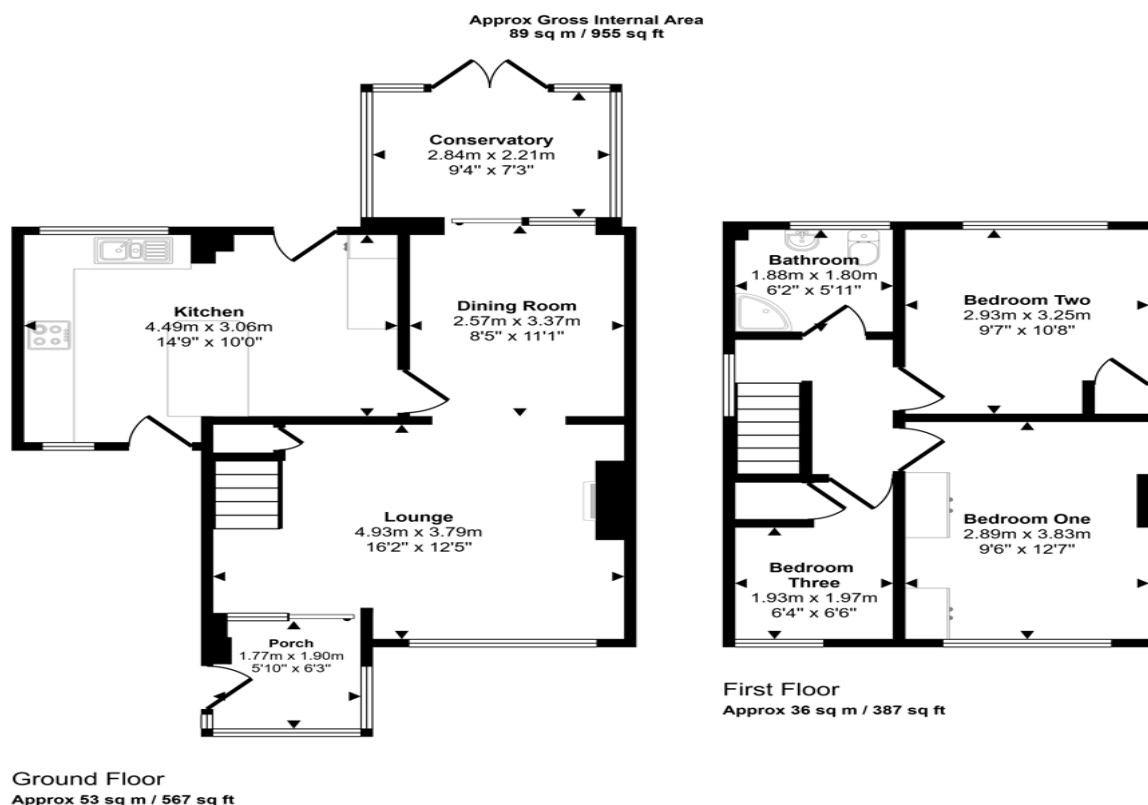
Three piece bathroom benefiting from a walk-in shower, hand wash basin and WC. Vinyl flooring, a mixture of tile and UPVC walls, a radiator and a double glazed window.



External

Externally, to the front there is a open garden laid to lawn with mature shrubs. To the rear lies a West facing garden laid to lawn with mature bushes and patio area adjacent to the property. The rear garden also gives access to the detached garage.





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		
(69-80) C	73	78
(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	

Stanhope Close, Houghton Le Spring, Tyne and Wear, DH4 5QR

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

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