



## 2 bed terraced house to buy in

Best View, Houghton Le Spring, Tyne and Wear, DH4 7QW

**£99,950**

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Extended Family Home
- ✓ Two Double Bedrooms
- ✓ Open Plan Kitchen/Diner
- ✓ Utility & Ground Floor W.C
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*EXTENDED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*OPEN PLAN KITCHEN/DINER\*\*UTILITIY & GROUND FLOOR W.C\*\*POPULAR LOCATION\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this extended two bed family home, situated on the sought after street of Best View in Penshaw. Perfectly located within close proximity to local amenities, popular local schools, fantastic public transport and major road link via the A19. Also within walking distance to Herrington Country Park and a short drive to Sunderland and Houghton Le Spring Town Centre.

This deceptively spacious property has the benefit of no upper chain and briefly consists of:- Entrance/hallway, spacious lounge with a gas fire , open plan kitchen/dining room, utility and a ground floor W.C. To the first floor lies two double bedrooms and a three piece bathroom, externally there is an enclosed forecourt to the front and a private North/West facing yard to the rear.

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

Council Tax Band: A

Tenure: Freehold

Price: £99,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

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## Lounge

4.20m x 5.01m (13'9" x 16'5")

Spacious lounge with laminate flooring, feature gas fireplace, radiator and a double glazed front aspect window.



## Kitchen/Dining Room

6.66m x 4.50m (21'10" x 14'9")

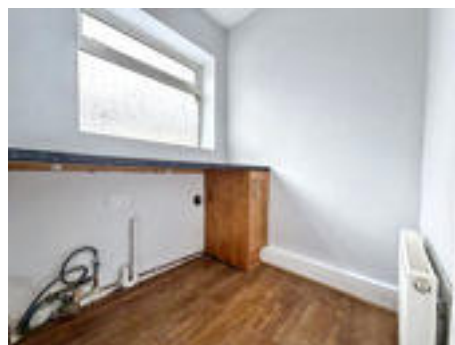
Open plan kitchen/dining room benefiting from a range of shaker style upper and lower units with contrasting work surfaces, plumbing for a washing machine, storage cupboard, integrated dual ovens and hob. Laminate flooring, tiled splash back, radiator, two double glazed rear aspect window and an external door leading to the rear yard.



## Utility Area

1.84m x 1.91m (6'0" x 6'3")

Utility room with a base unit and contrasting work surface, plumbing for a washing machine and space for a dryer. Laminate flooring, radiator and a double glazed rear aspect window.



## Ground Floor W.C

0.89m x 1.93m (2'11" x 6'3")

Convenient downstairs W.C with laminate flooring, radiator and a double glazed rear aspect window.



## Bedroom One

3.46m x 4.98m (11'4" x 16'4")

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



## Bedroom Two

3.41m x 3.18m (11'2" x 10'5")

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



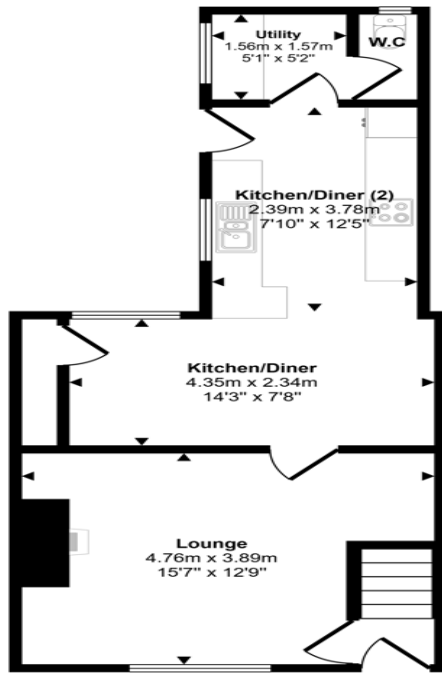
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## External

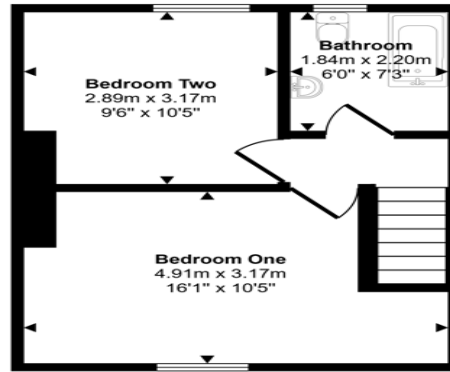
Externally to the front there is an enclosed forecourt and a private yard to the rear.



Approx Gross Internal Area  
76 sq m / 816 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 32 sq m / 341 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) <b>A</b>			
(81-91) <b>B</b>			85
(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>			
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:

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