



## 2 bed semi-detached house to buy in DH4

Avon Crescent, Houghton Le Spring, Tyne and Wear, DH4 6NA

**£104,950**

🏠 x2 🚗 x2 📄 x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Driveway
- ✓ Front & Rear Gardens
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*CONSERVATORY\*\*DRIVEWAY\*\*FRONT & REAR GARDENS\*\*POPULAR LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to bring to the market this spacious two bed semi-detached family home, situated in the ever popular estate of Avon Crescent, Chilton Moor, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A1(M). Also within walking distance to Dubmire Primary Academy and Rainton Meadows Nature Reserve, as well as being a short drive to Houghton Le Spring Town Centre, Sunderland and Durham City Centre's.

The spacious property briefly consists of:- entrance/porch, lounge, a fitted kitchen and a conservatory, To the first floor lies two double bedrooms and a three piece family bathroom, externally there is a open garden and driveway to the front and to the rear there is enclosed garden.

Early viewings come highly recommended to appreciate the size and location of this property. To arrange a viewing please contact the Houghton branch.

Council Tax Band: A

Tenure: Freehold

Price: £104,950

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

## Entrance/Porch

1.21m x 3.44m (3'11" x 11'3")

Property entrance leading to the porch, which has laminate flooring and double glazed windows.



## Lounge

4.41m x 3.40m (14'5" x 11'1")

Spacious lounge with laminate flooring, a feature gas fireplace, radiator, a double glazed front aspect window and patio doors leading to the conservatory.



## Conservatory

3.41m x 2.50m (11'2" x 8'2")

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



## Kitchen

4.33m x 3.35m (14'2" x 10'11")

Fitted kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and a free standing oven with a gas hob. Tile flooring, tiled splash back, a radiator, front and back aspect double glazed windows. The kitchen also gives access to the rear garden via an external door.



## Bedroom One

4.41m x 2.50m (14'5" x 8'2")

Double bedroom with carpet flooring, fitted wardrobes, a storage cupboard, radiator, double glazed front and rear aspect windows.



## Bedroom Two

3.40m x 2.98m (11'1" x 9'9")

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



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## Bathroom

1.33m x 2.24m (4'4" x 7'4")

Three piece bathroom benefiting from a shower cubicle, hand wash basin and WC. Vinyl, UPVC cladded wall, a radiator and a double glazed rear aspect window.

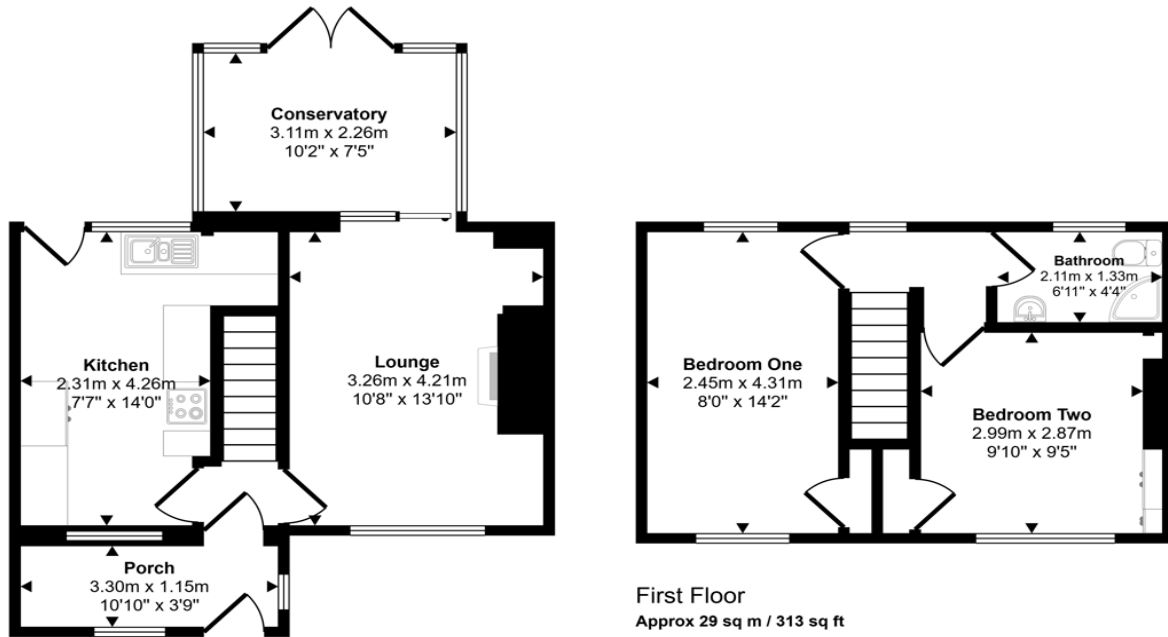
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## External

Externally to the front there is an open lawn with a driveway. To the rear lies an enclosed garden laid to lawn with a patio area adjacent to the property.



Approx Gross Internal Area  
70 sq m / 752 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	72
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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