



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

Aireys Close, Dairy Lane, Houghton Le Spring, Tyne and Wear, DH4 5QA

**£160,000**

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Bungalow
- ✓ Two Double Bedrooms
- ✓ Multi Car Driveway & Detached
- ✓ Front & Rear Gardens
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED BUNGALOW\*\*TWO DOUBLE BEDROOMS\*\*DETACHED GARAGE\*\*PRIVATE MULTI CAR DRIVEWAY\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressive two bed semi-detached bungalow located on the highly desirable estate of Aireys Close, Houghton Le Spring. Perfectly positioned with close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to the popular Houghton Kepier Academy and Houghton Le Spring Town Centre, as well as being a short drive to both Rainton Meadows Nature Reserve and Elba Park, Sunderland & Durham City Centre.

This property is spacious throughout and briefly comprises:- entrance/porch, spacious lounge, fitted kitchen, a rear hallway, which gives access to two double bedrooms and a modern three piece family bathroom with a walk-in shower. Externally the property benefits from a garden, multi car driveway to the front, a detached garage to the side of the property and a fully enclosed garden to the rear.

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

Council Tax Band: B

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached Bungalow

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance leading to the porch, which has carpet flooring, a radiator and a double glazed front aspect window.



## Lounge

4.90m x 3.72m (16'0" x 12'2")

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



## Kitchen

3.24m x 2.18m (10'7" x 7'1")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a washing machine and integrated oven with gas hob. Tiled flooring, tiled splash back, a radiator. double glazed side aspect window and an external door leading to the side of the property.



## Bedroom One

4.04m x 2.72m (13'3" x 8'11")

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



## Bedroom Two

2.76m x 3.19m (9'0" x 10'5")

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



## Bathroom

1.78m x 2.24m (5'10" x 7'4")

Modern three piece bathroom benefiting from a walk-in shower, hand wash basin and and WC. Vinyl flooring, UPVC cladded walls, a heated towel rail and a double glazed window.



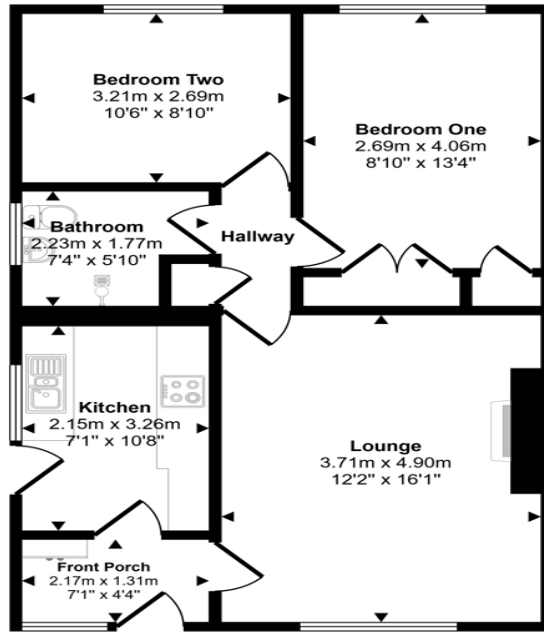
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## External

Externally to the front there is a garden and a multi car driveway, which leads to a detached garage. To the rear there is a garden laid to lawn with mature shrubs and bushes.



Approx Gross Internal Area  
59 sq m / 630 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>		77
(55-68) <b>D</b>	67	
(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,**  
<https://www.simply-residential.co.uk/>

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