



## 2 bed terraced house to buy in

Fenwick Street, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7HF

**£89,950**

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

## Property features

- ✓ Recently Refurbished
- ✓ Two Double Bedrooms
- ✓ Two Reception Room
- ✓ Modern Kitchen & Bathroom
- ✓ EPC Rating D

Off Street parking

## Key Information

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

## Description

**\*\*RECENTLY REFURBISHED\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*OFF ROAD PARKING\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this recently renovated two bed family home, located in the sought after area of Penshaw. Perfectly positioned within close proximity local shops and other amenities, great public transport and major road links via the A19. Ideally situated within walking distance to popular local schools and Herrington Country Park, as well as being a short drive to Sunderland & Durham City Centre

This deceptively spacious home has been tastefully refurbished throughout and briefly comprises :-Entrance/hallway, spacious lounge, separate dining room, stylish kitchen and a modern three piece bathroom. To the first floor lies two double bedrooms, externally to the rear there is a fully enclosed garden with double gates, which gives the option of off road parking. This family residence also benefits from a double glazed throughout, gas central heating with a new boiler installed in April 2024 and a full rewire conducted in January 2024.

Early viewing come highly recommended to appreciate the size, standard and location of this family residence. Please call our Houghton branch to arrange a viewing

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £89,950

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the dining room.

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## Lounge

3.93m x 4.57m (12'10" x 14'11")

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



## Dining Room

4.14m x 5.73m (13'6" x 18'9")

Separate dining room with laminate flooring, storage cupboards, radiator and a double glazed rear aspect window. The dining room gives access to the lounge via double doors, kitchen and first floor staircase.



## Kitchen

4.02m x 2.32m (13'2" x 7'7")

Modern Kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine, space for a dryer and an integrated oven with a ceramic hob. Laminate flooring, tiled splash back, a storage cupboard and a double glazed rear aspect window with Venetian blinds.



## Bathroom

1.72m x 2.29m (5'7" x 7'6")

Three piece bathroom benefiting from a 'P' shaped bath with an overhead shower, hand wash basin and W.C vanity unit. Tiled flooring, UPVC cladded walls, heated towel rail and double glazed rear aspect window.



## Bedroom One

3.29m x 4.06m (10'9" x 13'3")

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



## Bedroom Two

3.05m x 4.35m (10'0" x 14'3")

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

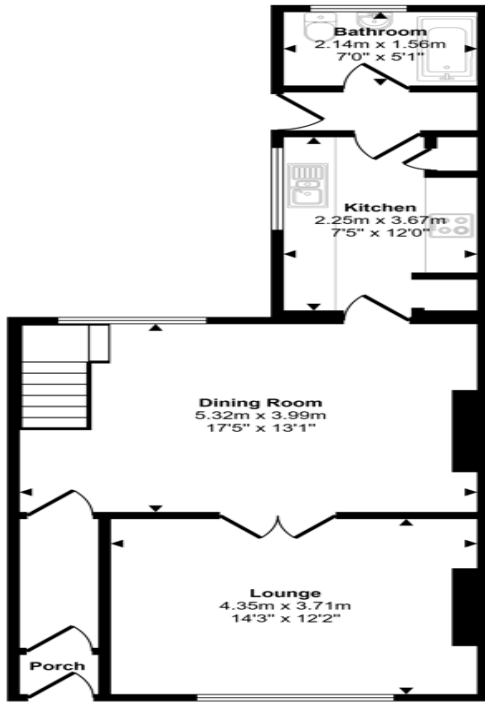


## External

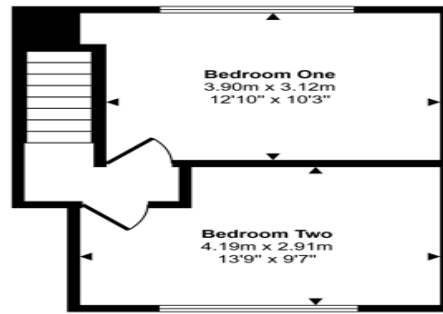
To the rear there is an enclosed rear yard, which has double gates that can provide off road parking.



Approx Gross Internal Area  
85 sq m / 910 sq ft



**Ground Floor**  
Approx 56 sq m / 604 sq ft



**First Floor**  
Approx 28 sq m / 306 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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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