



### 3 bed town house to buy in DH4

Yellowrattle Way, Philadelphia, Houghton  
Le Spring, Tyne and Wear, DH4 4FG

# £180,000

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Allocated parking

Garden

### Property features

- ✓ EPC B
- ✓ 3 Spacious Bedrooms
- ✓ Family bathroom and en-suit
- ✓ Downstairs W/C
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Air Source Heat Pump

## Description

A fantastic opportunity to acquire this beautifully presented three-bedroom family home, offering stylish and spacious accommodation arranged over three well-appointed floors.

Situated in a highly sought-after modern development in Philadelphia.

Finished to an exceptional standard throughout, this impressive property seamlessly combines modern design with practical family living. From the moment you step inside, you'll be greeted by bright and inviting interiors, generous room proportions, and quality finishes that create a home ready to enjoy from day one.

The versatile layout provides ample living space for growing families, while also appealing to first-time buyers and professionals seeking a contemporary home with nothing to do but move in. Every room has been thoughtfully designed to maximise comfort and functionality, making this an ideal purchase for those looking for both style and convenience.

Externally, the property continues to impress from a driveway to the front providing off-street parking. To the rear is a enclosed garden with attractive outdoor space, perfect for relaxing or entertaining, while its desirable location offers excellent access to local amenities, schools, transport links, and everyday conveniences.

Offered with no onward chain, early viewing is strongly recommended to fully appreciate the quality, space, and lifestyle on offer within this outstanding home.

Call the branch on 01914154467 to arrange a viewing!

Council Tax Band: B

Tenure: Freehold

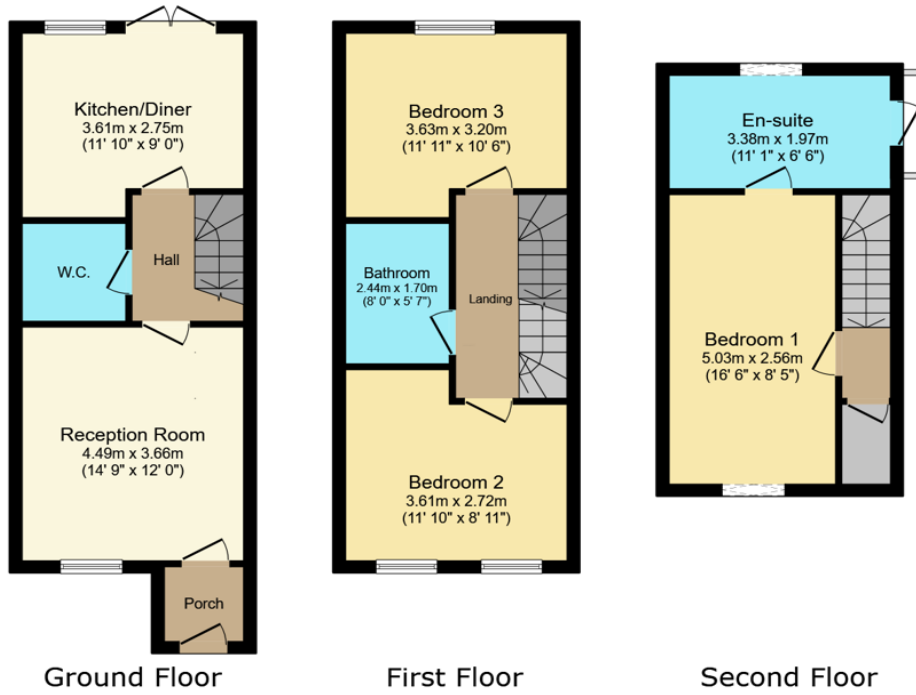
Price: £180,000

Property Type: Town House

USPs: Garden

Parking: Allocated

Heating: Air Source Heat Pump



Total floor area: 94.1 sq.m. (1,013 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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