



## 2 bed terraced house to buy in

Thackeray Street, Houghton Le Spring,  
Tyne and Wear, DH4 5AX

**£45,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Long Term Tenant In Situ
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ South/West Facing Garden
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*SOUTH/WEST FACING REAR GARDEN\*\*POPULAR LOCATION\*\*LONG TERM TENANT IN SITU\*\*WALKING DISTANCE TO HOUGHTON LE SPRING TOWN CENTRE\*\***

Pattinson Estate Agent are pleased to welcome to the market this deceptively spacious two bed family home situated in the popular area of Thackeray Street, Houghton Le Spring. Perfectly positioned within easy access to local shops and amenities with fantastic transport links and great for commuting via the A690. This property is also located within walking distance to Houghton Le Spring Town Centre and an array of popular schools, in addition this residence is just a short drive to Herrington Country Park, Durham & Sunderland City Centre's.

This well presented home is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge and a open plan kitchen/dining room. To the first floor lies two double bedrooms and a three piece bathroom, externally there is an enclosed front garden and a South/West facing rear garden.

Early viewing comes highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange an appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance/Hallway

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

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## Lounge

3.37m x 4.81m (11'0" x 15'9")

Spacious lounge with carpet flooring, a radiator, feature fireplace, double glazed front aspect window and patio doors leading to the rear garden.



## Kitchen/Dining Room

5.63m x 3.05m (18'5" x 10'0")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, a storage cupboard, plumbing for washing machine and a free standing oven. Carpet flooring, tiled splash back, a radiator, two double glazed windows and an external door leading to the rear garden.



## Bedroom One

4.59m x 3.36m (15'0" x 11'0")

Double bedroom with laminate flooring, a radiator, front and rear facing glazed windows.



## Bedroom Two

3.22m x 3.09m (10'6" x 10'1")

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



## Bathroom

2.27m x 1.94m (7'5" x 6'4")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, tiled splash back, a radiator and a glazed window.



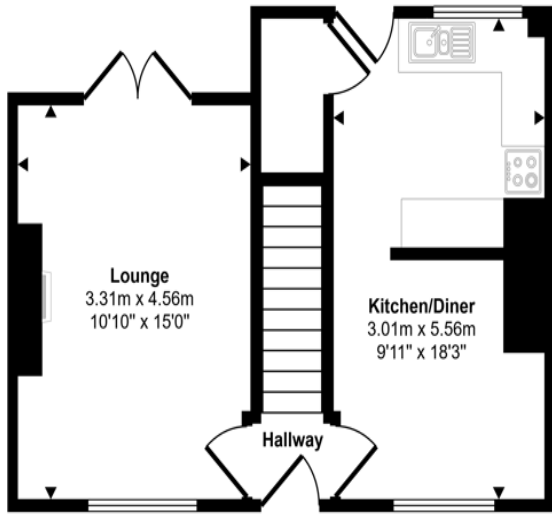
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## External

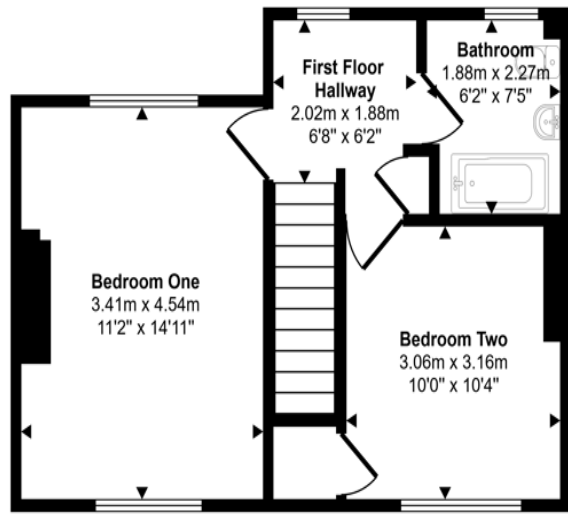
Externally to the front there is a fully enclosed garden, which is low maintenance. To the rear lies a South/West facing garden laid to gravel with mature shrubs.



Approx Gross Internal Area  
77 sq m / 828 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft



First Floor  
Approx 39 sq m / 418 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>                                   |    |                         | 75        |
| (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 |           |

Thackeray Street, Houghton Le Spring, Tyne and Wear, DH4 5AX

Contact your local branch today for more information on this property:

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