



### 3 bed end of terrace house to buy in DH4

Rose Crescent, Houghton Le Spring,  
Durham, DH4 6ED

**£109,950**

🏠 x3 🚗 x1 🚗 x1

Tenure  
**Freehold**

### Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ Two Car Driveway
- ✓ Private Garden
- ✓ EPC Rating E

Allocated parking

Garden

## Key Information

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

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*TWO CAR DRIVEWAY\*\*PRIVATE REAR GARDEN\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are pleased to welcome to the market this well presented end of terrace family home, which boasts three bedrooms and is situated highly desirable location of Rose Crescent, Bournmoor Houghton Le Spring. Perfectly positioned with in close proximity to local shops and other amenities, great public transport links and perfect for commuting via the A1 (M). Also within walking distance Bournmoor Primary School and Elba Park, as well as being a short drive to Waldrige Fell Country Park, Sunderland & Durham City Centres.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/porch, lounge, kitchen/dining room, a rear hallway, which leads to the rear outhouse/utility and rear garden. To the first floor lies three well proportioned bedrooms and a three piece bathroom, externally to the front there is a garden and a two car driveway, to the rear there is a fully enclosed garden, which benefits from not being overlooked.

Early viewing come highly recommended to appreciate the size and location. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £109,950

Property Type: End of terrace house

USPs: Garden, Chain free

Parking: Allocated

Heating: Gas

## Entrnace/Porch

0.94m x 2.21m (3'1" x 7'3")

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

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## Lounge

4.74m x 3.33m (15'6" x 10'11")

Spacious lounge with carpet flooring, a feature fireplace, radiator, front and back double glazed windows.



## Kitchen/Dining Room

4.72m x 3.43m (15'5" x 11'3")

The kitchen/diner benefits from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink, plumbing for a washing machine, integrated duel ovens and gas hob. Vinyl flooring, tiled splash back, a radiator, front and rear double glazed windows. The kitchen/diner also leading to the rear hallway, which has a storage cupboard.



## Bedroom One

3.70m x 3.36m (12'1" x 11'0")

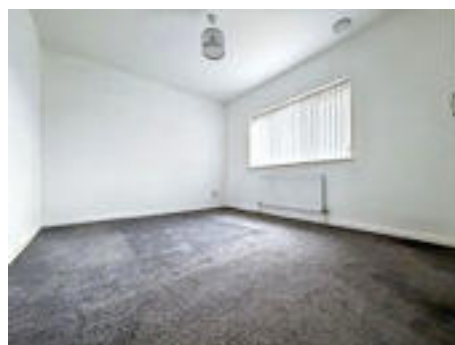
Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Two

2.98m x 3.48m (9'9" x 11'5")

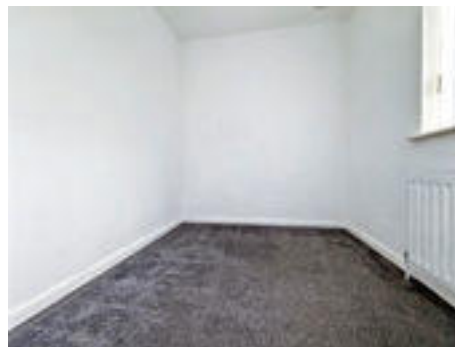
Double bedroom with carpet flooring, storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Three

2.01m x 2.37m (6'7" x 7'9")

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



## Bathroom

1.63m x 2.43m (5'4" x 7'11")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partially tiled walls, a radiator and a double glazed rear aspect window.

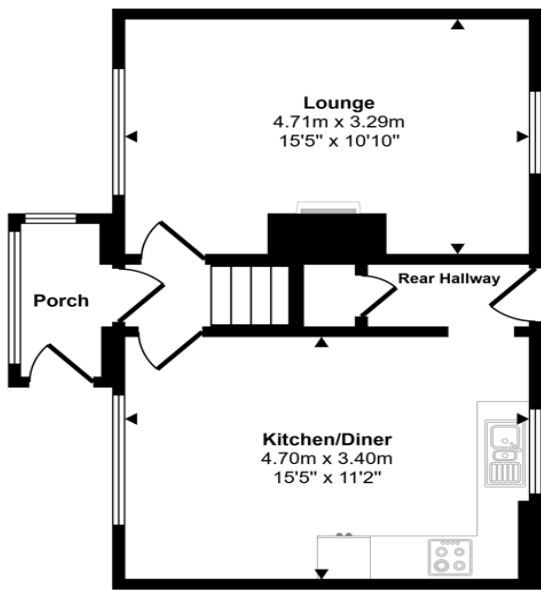


## External

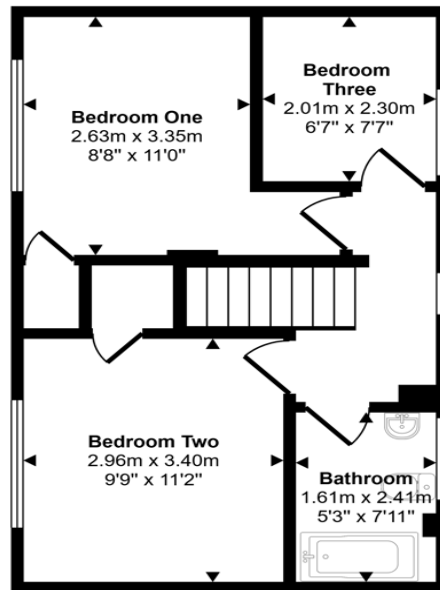
Externally to the front there is a garden and two car driveway, there is also open access to the rear garden. To the rear lies a good sized garden, which benefits from not being overlooked. There is also a brick built outhouse adjacent to the property, which has plumbing for a washing machine.



Approx Gross Internal Area  
77 sq m / 833 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 38 sq m / 407 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>			67
(39-54) <b>E</b>	52		
(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	

Rose Crescent, Houghton Le Spring, Durham, DH4 6ED

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

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