



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

Chilton Gardens, Houghton Le Spring, Tyne and Wear, DH4 6LD

# £119,950

🏠 x2 🚗 x1 🚿 x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Kitchen & Bathroom
- ✓ West Facing Rear Garden
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*OPEN PLAN LOUNGE/DINING ROOM\*\*STYLISH KITCHEN & BATHROOM\*\*WEST FACING REAR GARDEN\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this fully renovated semi-detached home, which boasts two double bedroom and is located on the ever popular estate of Chilton Gardens, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A1. Ideally situated within a walking distance to Rainton Meadows Nature Reserve and popular local school, as well as being a short drive to Houghton Le Spring, Sunderland & Durham Town Centre's.

This impressively presented home benefits from being recently refurbished and is deceptively spacious. The accommodation briefly consists of:- entrance/hallway, open plan lounge/dining room and a stylish kitchen. To the first floor lies two double bedroom and a modern three piece bathroom, externally to the front there is a low maintenance garden and a fully enclosed West facing garden.

Early viewing comes highly recommended to appreciate the size, standard and location of family home, please call our Houghton branch to arrange a viewing

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## Entrnace/Hallway

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



## Lounge/Dining Room

6.53m x 3.94m (21'5" x 12'11")

Open lounge/diner with a feature gas fireplace, carpet flooring, two radiators, front and rear double glazed windows.



## Ktichen

3.70m x 2.74m (12'1" x 8'11")

Newly fitted kitchen benefiting from a range of upper and lower units with contrasting square edge surfaces, a composite sink unit, bespoke breakfast bar, integrated washing machine and an oven with a ceramic hob. Vinyl flooring, tiled splash back, a radiator and an external door leading to the rear garden.



## Bedroom One

3.00m x 4.98m (9'10" x 16'4")

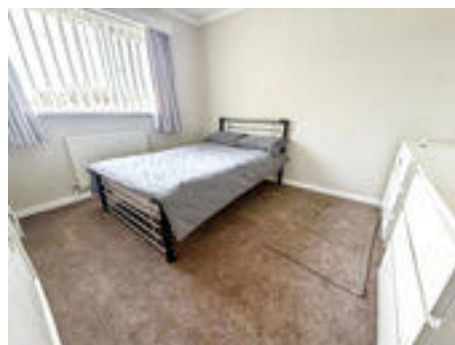
Double bedrooms with carpet flooring, fitted wardrobes, a storage cupboard, radiator and two double glazed front aspect windows.



## Bedroom Two

3.46m x 3.48m (11'4" x 11'5")

Double bedrooms with carpet flooring, a storage cupboard, radiator and a double glazed rear aspect window.



## Bathroom

1.76m x 2.36m (5'9" x 7'8")

Modern three piece bathroom benefiting from a paneled bath with a overhead waterfall shower, hand wash basin and WC. Tiled flooring and walls, a radiator and a double glazed rear aspect window.



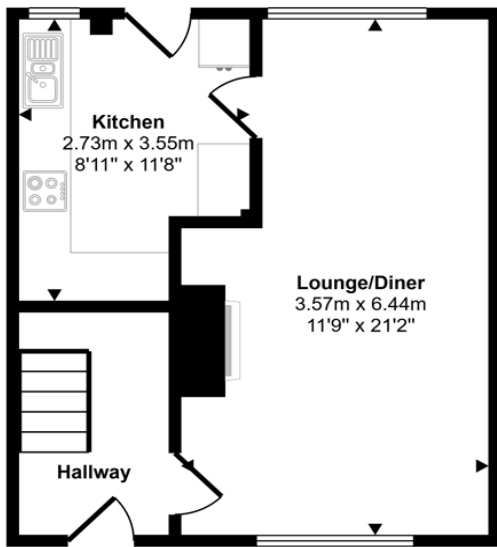
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## External

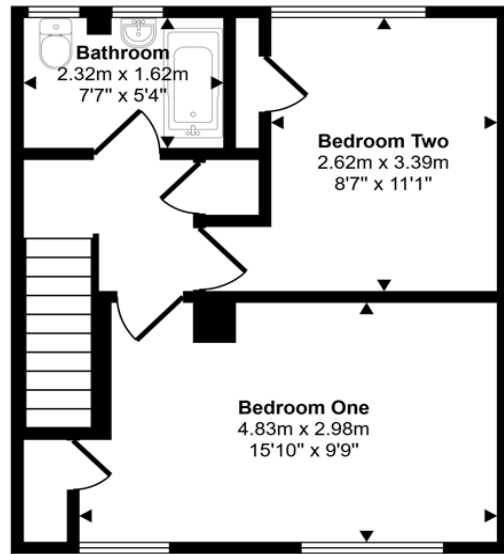
Externally there is a low maintenance garden to to the front, which has gated access to the rear garden. To the rear lies a West facing garden, which is also low maintenance with a decked area. There is also additional benefit of a brick built outhouse.



Approx Gross Internal Area  
71 sq m / 767 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 36 sq m / 386 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>			87
(69-80) <b>C</b>		73	
(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:

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