



## 2 bed upper flat to buy in DH4

Harwood Drive, Mulberry Park, Houghton  
Le Spring, Tyne and Wear, DH4 5NY

# £64,950

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ideal Investment Opportunity
- ✓ Tenant In Situ - Achieving £590
- ✓ Top Floor Apartment
- ✓ Two Double Bedrooms
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*GREAT INVESTMENT OPPORTUNITY\*\*TWO BEDROOM TOP FLOOR APARTMENT\*\*SECURE ENTRY SYSTEM\*\*ALLOCATED PARKING\*\*POPULAR LOCATION\*\*TENANT PAYING £590 PCM\*\***

Pattinson Estate agents are excited to welcome to the market this impressive two bed apartment located in the popular location of Harwood Drive, Mulberry Park, the apartment is situated on the top floor of this complex. Conveniently located within easy access of local shops, other amenities, an array of popular local schools, great public transport and major road links via the A690. Also within a short drive to Houghton Le Spring Town Centre, Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

The apartment has a spacious and stylish layout through-out, in brief the property consists- secure door entry into the building, apartment entrance/hallway, spacious lounge, fitted kitchen, two bedrooms and a three piece family bathroom. Externally there is an allocated parking bay and 'visitor parking' bays.

Early viewings come highly recommended to take advantage this spacious apartment, please call out Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 110

Annual Ground Rent Amount: £480.00

Service Charge Review Period: 150

Price: Offers In Excess Of £64,950

Property Type: Upper Flat

Parking: Allocated

Heating: Gas

## Building Entrance

The building entrance benefits from a secure entry system and stairs to each floor.



## Property Entrance/Hallway

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

## Lounge

*3.92m x 6.13m (12'10" x 20'1")*

Spacious lounge with carpet flooring, radiator, a double glazed front aspect window and French doors with a Juliet balcony. The lounge also gives open flow access to the kitchen.



## Kitchen

*3.80m x 2.14m (12'5" x 7'0")*

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces with matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Laminate flooring, space for a dryer and a double glazed front aspect window.



## Bedroom One

*3.29m x 3.29m (10'9" x 10'9")*

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



## Bedroom Two

*3.88m x 2.28m (12'8" x 7'5")*

Double bedroom with carpet flooring, radiator and a double glazed window. The second bedroom also gives access to the loft hatch.



## Bathroom

2.26m x 2.63m (7'4" x 8'7")

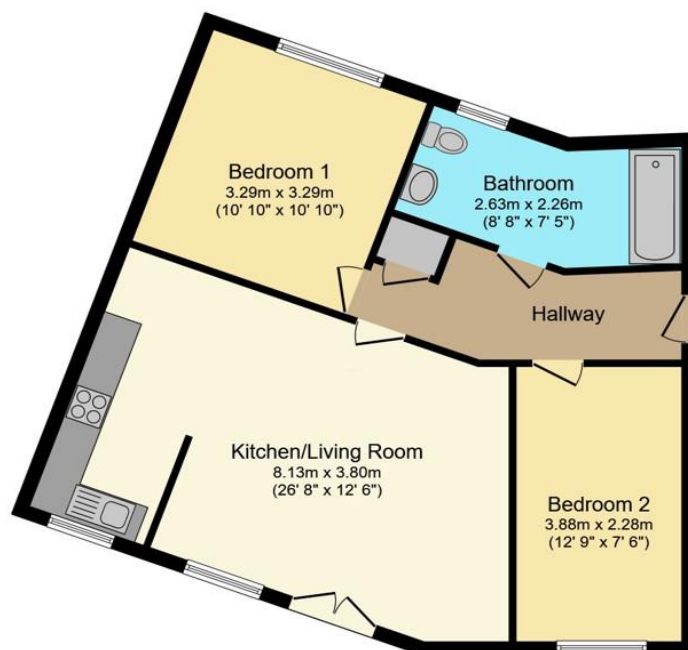
Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, partly tiled walls, radiator and a double glazed window.



---

## External

Externally there is an allocated parking bay and numerous 'visitor parking' bays.



**Floor Plan**  
Floor area 72.5 m<sup>2</sup> (780 sq.ft.)

TOTAL: 72.5 m<sup>2</sup> (780 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(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	

Harwood Drive, Mulberry Park, Houghton Le Spring, Tyne and Wear, DH4 5NY

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

