



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

Eastgate, Houghton Le Spring, Tyne and Wear, DH4 6GX

**£150,000**

🏠 x2 🍷 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Home
- ✓ Two Double Bedrooms
- ✓ Driveway
- ✓ Sought After Cul-De-Sac Location
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

**\*\*SEMI-DETACHED HOME\*\*TWO DOUBLE BEDROOMS\*\*OPEN PLAN LIVING\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*HIGHLY DESIRABLE CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to bring to the market this splendid semi-detached home, which boasts two double bedrooms and is located on the highly desirable estate of Signet Grange, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, popular local schools, great public transport and major road links via the A1. Also within walking distance to Elba park and a short drive to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This impressively presented home is spacious throughout and briefly consists:- Entrance/hallway, open plan kitchen leading to the lounge with French doors leading to the rear garden and a ground floor W.C. To the first floor lies two double bedrooms and a family bathroom, externally there is a low maintenance garden and a driveway to the front and a fully enclosed garden to the rear.

Early viewings come highly recommended to appreciate the location, size and standard of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £150,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has a utility cupboard with plumbing for a washing machine and space for a dryer.

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## Kitchen

2.68m x 4.00m (8'9" x 13'1")

Modern kitchen benefiting from range of upper and lower units with contrasting worksurfaces, integrated fridge/freezer, dishwasher and an oven with a ceramic hob. Vinyl flooring, tiled splash back and grants open plan access to the lounge.



## Lounge

3.94m x 4.00m (12'11" x 13'1")

Spacious lounge with carpet flooring, a radiator and French doors leading to the rear garden.



## Ground Floor W.C

1.25m x 1.50m (4'1" x 4'11")

Convenient downstairs W.C with a hand wash basin, vinyl flooring, a radiator and a double glazed window.



## Bedroom One

3.21m x 3.97m (10'6" x 13'0")

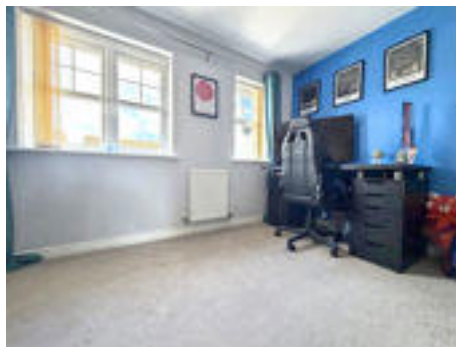
Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Two

2.55m x 4.03m (8'4" x 13'2")

Double bedroom with carpet flooring, a radiator and two double glazed front aspect windows.



## Bathroom

2.02m x 1.89m (6'7" x 6'2")

Stylish bathroom benefiting from a panelled bath with an overhead waterfall shower, hand wash basin and W.C. Vinyl flooring, tiled splash back and a radiator.

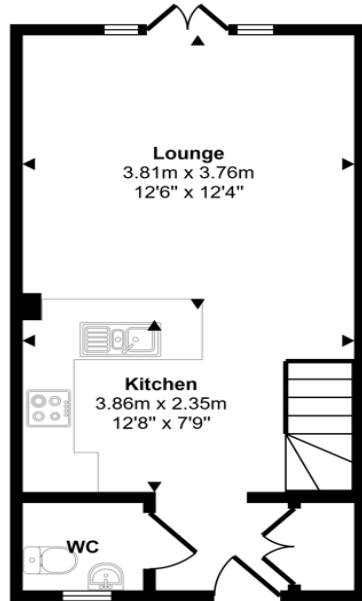


## External

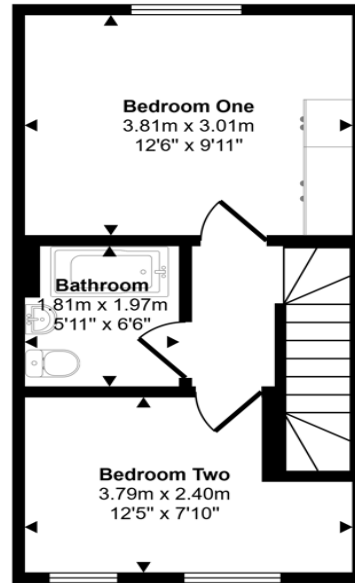
Externally to the front there is a low maintenance garden and a driveway. To the rear lies a fully enclosed garden laid to lawn with a patio area adjacent to the property.



Approx Gross Internal Area  
58 sq m / 627 sq ft



Ground Floor  
Approx 29 sq m / 315 sq ft



First Floor  
Approx 29 sq m / 312 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>		96
(81-91) <b>B</b>	82	
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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