



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

Stoneleigh Close, Houghton Le Spring, Tyne and Wear, DH4 5LS

**£85,000** Starting Bid

🏠 x2 🚗 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ South/East Facing Rear Garden
- ✓ Open Plan Lounge/Dining Room
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*SOUTH/EAST FACING GARDEN\*\*HIGHLY SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented semi-detached family home, which boasts two double bedrooms and is located on the highly desirable estate of Stoneleigh Close, Houghton Le Spring. Perfectly positioned within close proximity to shops and other amenities, great public transport and major road links via the A690. Also within walking distance to popular local schools and Houghton Le Spring Town Centre, as well as being a short drive to multiple country parks, Sunderland & Durham City Centre's.

This impressive family residence is spacious throughout and briefly consists:- Property entrance/hallway, spacious lounge/dining room and a modern fitted kitchen. To the first floor lies two double bedrooms and a three piece family bathroom. Externally to the front of the property there is a fully enclosed garden and to the rear there is a South/East facing garden with two brick built outhouses.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator. It also grants access to the kitchen and first floor staircase.



## Lounge

6.51m x 3.61m (21'4" x 11'10")

Open plan lounge/diner with carpet flooring, a feature fireplace, radiator, double glazed front aspect bow window and patio door leading to the rear garden.



## Kitchen

3.86m x 2.73m (12'7" x 8'11")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a washing machine, integrated oven with an induction hob. Laminate flooring, UPVC cladded splash back, a radiator, double glazed window and a external door leading to the rear garden,



## Bedroom One

2.97m x 5.58m (9'8" x 18'3")

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



## Bedroom Two

3.48m x 3.52m (11'5" x 11'6")

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



## Bathroom

1.63m x 2.22m (5'4" x 7'3")

Three piece bathroom benefiting from a 'P' shaped bath with an overhead shower, hand wash basin and WC. Luxury vinyl tiled flooring, UPVC cladded walls, vanity cupboard, a heated towel and a double glazed rear aspect window.



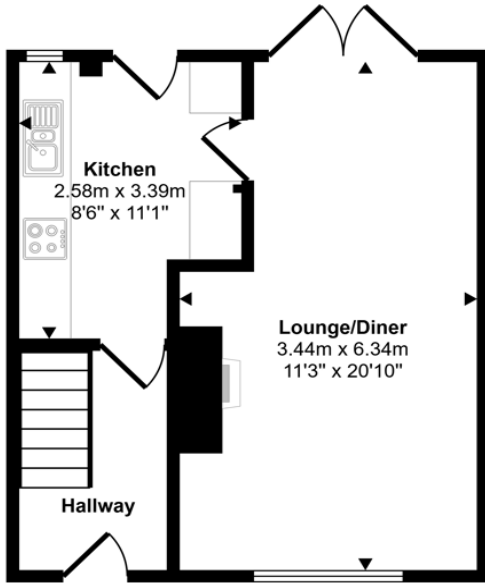
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## External

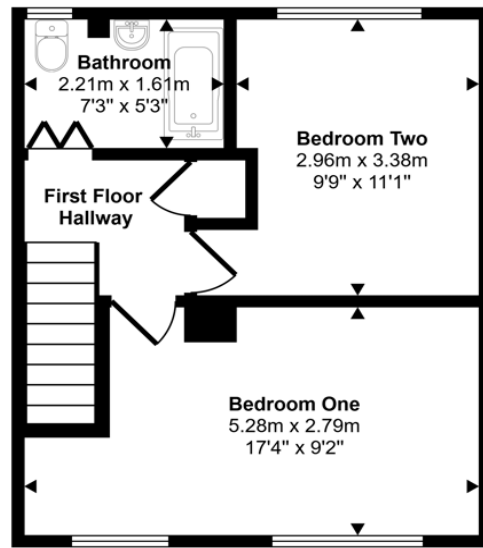
Externally to the front there is enclosed garden laid to artificial turf with mature shrubs and flowers. To the rear there is South/East facing garden laid to lawn with a decked area adjacent to the property. There is also the additional bonus of two brick built outhouses.



Approx Gross Internal Area  
67 sq m / 718 sq ft



Ground Floor  
Approx 33 sq m / 359 sq ft



First Floor  
Approx 33 sq m / 359 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>		85
(69-80) <b>C</b>	71	
(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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