



### 3 bed terraced house to buy in

Cellar Hill Terrace, Newbottle, Houghton  
Le Spring, Tyne and Wear, DH4 4EB

# £109,950

🏠 x3 🚗 x1 🚲 x2

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ West Facing Rear Yard
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*MODERN DECOR\*\*WEST FACING REAR YARD\*\*POPULAR LOCATION\*\***

Pattinson Estate Agent are pleased to welcome to the market this deceptively spacious three bed family home situated in the popular location of Cellar Hill Terrace, Houghton Le Spring. Conveniently located within easy access to local shops, amenities with fantastic public transport and major road links via the A690. This property is also walking distance to Houghton Le Spring Town Centre and popular local schools, as well as being a short drive to Herrington Country Park, Sunderland and Durham City Centre's.

This modernly presented home is spacious throughout and briefly consists of:- Entrance/hallway, lounge, dining room, modern kitchen and three piece family bathroom. To the first floor lies three bedrooms, externally there is an enclosed forecourt to the front and a private West facing rear yard.

Early viewing comes highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange an appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: £109,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which grants access to the lounge, dining room and first floor staircase.



## Lounge

5.08m x 3.63m (16'8" x 11'10")

Spacious lounge with carpet flooring, feature fireplace, two radiators and a double glazed front aspect bay window. The lounge gives open flow access to the dining room.



## Dining Room

4.84m x 4.76m (15'10" x 15'7")

Dining room with laminate flooring, a radiator, storage cupboard and double glazed French doors leading to the rear yard.



## Kitchen

4.70m x 2.52m (15'5" x 8'3")

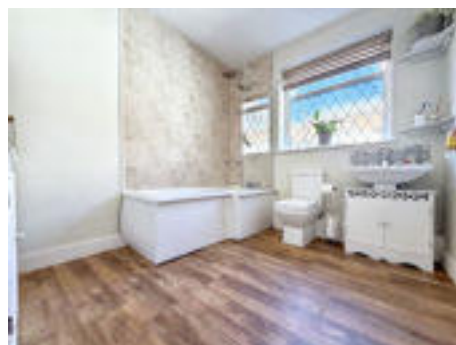
Modern kitchen benefitting from fitted wall and base units with contrasting wooden worksurfaces, a Belfast sink, plumbing for a washing machine and an integrated oven with gas hob. Laminate flooring, tiled splash back, storage cupboard, double glazed rear aspect window and external door leading to the rear yard.



## Bathroom

2.51m x 2.79m (8'2" x 9'1")

Generous three piece family bathroom benefitting from a panelled bath and overhead shower, hand wash basin and W.C. Laminate flooring, tile splash back, radiator and double glazed rear aspect window.



## Bedroom One

4.30m x 4.76m (14'1" x 15'7")

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



## Bedroom Two

3.71m x 3.45m (12'2" x 11'3")

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



## Bedroom Three

2.74m x 2.31m (8'11" x 7'6")

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

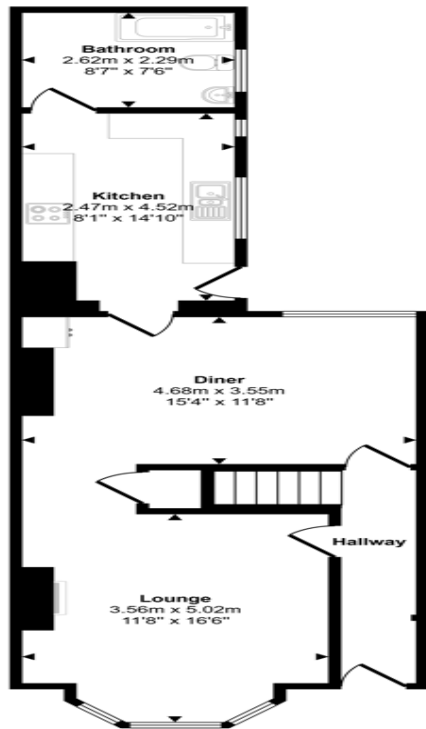


## External

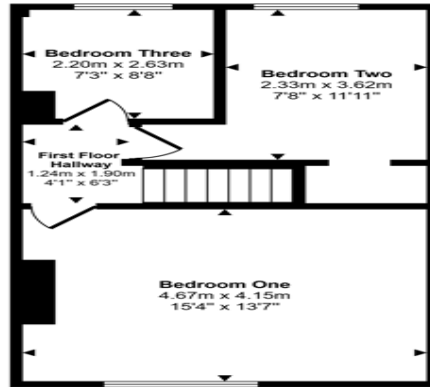
Externally to the front is a enclosed forecourt and to the rear lies a private yard.



Approx Gross Internal Area  
104 sq m / 1121 sq ft



**Ground Floor**  
Approx 62 sq m / 669 sq ft



**First Floor**  
Approx 42 sq m / 452 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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