



## 2 bed terraced house to buy in

Lilywhite Terrace, Easington Lane,  
Houghton Le Spring, Tyne and Wear, DH5  
0HF

# £84,950

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

## Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Four Piece Bathroom
- ✓ Option Of Off Road Parking
- ✓ EPC Rating D

Off Street parking

Chain free

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*MODERN FOUR PEICE BATHROOM\*\*ENCLOSED REAR YARD\*\*OPTION OF OFF ROAD PARKING\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this deceptively spacious two bedroom home, situated on the popular street of Lilywhite Terrace, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via A19. Also within walking distance to popular local schools, as well as being a short driving distance to multiple country walks, Dalton Park Outlet, Sunderland & Durham City Centre's.

This well presented home is spacious throughout and briefly consists:- Entrance/hallway, lounge, a separate dining room and a fitted kitchen. To the first floor lies two double bedrooms and a modern four piece bathroom, externally to the rear there is an enclosed yard, which gives the option of off road parking.

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: £84,950

Property Type: Terraced House

USPs: Chain free

Parking: Off Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring and a radiator.

---

## Living Room

4.30m x 4.10m (14'1" x 13'5")

Spacious lounge with laminate flooring, a feature gas fireplace, a radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining room.



## Dining Room

4.10m x 4.40m (13'5" x 14'5")

Separate diner with laminate flooring, a bare brick feature wall, a radiator and an external door leading to the rear yard.



## Kitchen

4.90m x 2.20m (16'0" x 7'2")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, composite sink unit, plumbing for a washing machine and space for a free standing oven. Tiled flooring, tiled splash, a storage cupboard, a radiator, double glazed window and an external door leading to the rear garden.



## Bedroom 1

4.00m x 5.20m (13'1" x 17'0")

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



## Bedroom 2

4.40m x 3.30m (14'5" x 10'9")

Double bedroom with laminate flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.



## Bathroom

3.70m x 2.20m (12'1" x 7'2")

Modern four piece bathroom benefiting from a paneled bath, walk-in shower, hand wash basin and a W.C. Laminate flooring, ceramic tiled walls, heated towel rail and a double glazed rear aspect window.

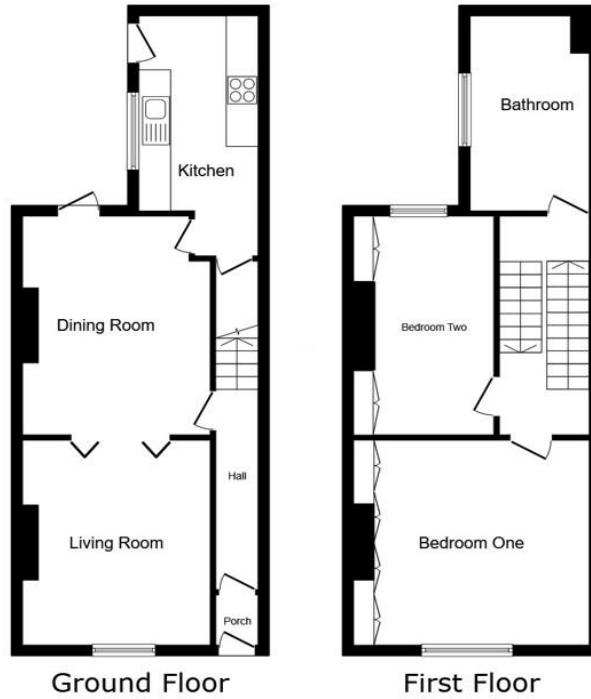


---

## External

Externally to the rear there is a private yard, which gives the option of off road parking.





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>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

Lilywhite Terrace, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0HF

Contact your local branch today for more information on this property:

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

