



### 3 bed detached house to buy in

Monarch Road, Houghton Le Spring, Tyne and Wear, DH4 6FG

# £239,950

 x 3  x 2  x 1

Tenure

**Freehold**

### Property features

- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ South/West Facing Garden
- ✓ Multi Car Driveway & Garage
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*BEAUTIFULLY DECORATED THROUGHOUT\*\*GARAGE AND MULTI CAR DRIVEWAY\*\*SOUTH/WEST FACING REAR GARDEN\*\*SOUGHT AFTER AREA CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive detached family home, which boasts three bedrooms and a South/West facing rear garden. Quietly nestled away on the desirable estate of Heritage Green, Houghton Le Spring, which is within close proximity to local amenities, good transport links and popular local schools. Also within a short driving distance to Elba Park and Houghton Le Spring Town Centre, in addition this home is just a short walk to the very popular Bee Hive Pub.

The internal layout is immaculately presented and spacious throughout, briefly comprising:- Entrance/hallway, a generous lounge, an open plan kitchen/diner, utility area and a downstairs W.C. To the first floor lies the principal bedroom with an en-suite, a further two bedrooms and a modern three piece family bathroom. Externally there is an open garden to front and side, to the rear there is a South/West facing garden, adjacent to the garden there is a detached garage and driveway.

Early internal inspection is highly advised to appreciate the size, standard and location of this fabulous family home. Viewings can be arranged by calling our Houghton branch.

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £239,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to multiple rooms, a storage cupboard and the first floor staircase.



## Lounge

3.88m x 3.60m (12'8" x 11'9")

Spacious lounge with carpet flooring, a radiator and a double glazed window.



## Kitchen/Dining Room

5.48m x 2.85m (17'11" x 9'4")

Stylish kitchen/dining room, which benefits from upper and lower units with contrasting square edge worksurfaces and matching upstands. A stainless steel sink, integrated dishwasher, fridge/freezer and an oven with an induction hob. Vinyl flooring, a radiator, two double glazed windows and French doors leading to the rear garden.



## Utiliy

1.80m x 1.67m (5'10" x 5'5")

The utility has a fitted base units with contrasting square edge worksurfaces and matching up-stands. Plumbing for a washing machine, space for a dryer, vinyl flooring and an external door leading to the side of the property.



## Ground Floor W.C

0.98m x 1.66m (3'2" x 5'5")

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



## Principal Bedroom

Double bedroom with an en-suite, carpet flooring, a radiator and a double glazed window.



## En-suite

1.78m x 1.77m (5'10" x 5'9")

Convenient en-suite with a shower cubicle, hand wash basin and a W.C. Vinyl flooring, partly tiled walls, a heated towel rail and a double glazed window.



## Bedroom Two

2.92m x 2.89m (9'6" x 9'5")

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



## Bedroom Three

2.49m x 2.90m (8'2" x 9'6")

Third bedroom with carpet flooring, a radiator and two double glazed windows.



## Bathroom

1.89m x 2.11m (6'2" x 6'11")

Stylish three piece bathroom benefiting from a paneled bath with a shower mixer, hand wash basin and W.C. Vinyl flooring, partly tiled walls, a radiator and a double glazed window.

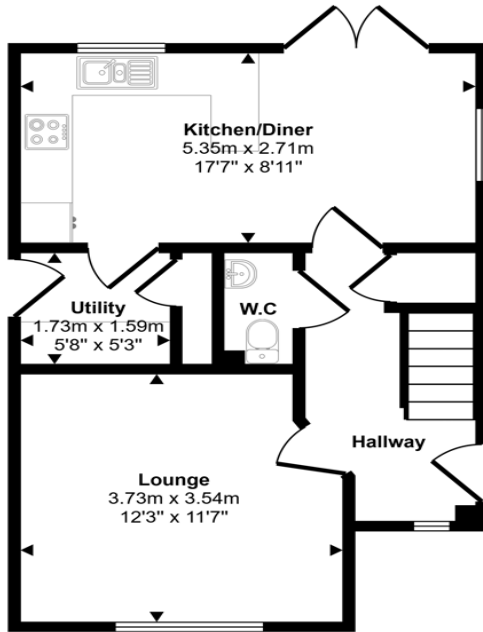


## External

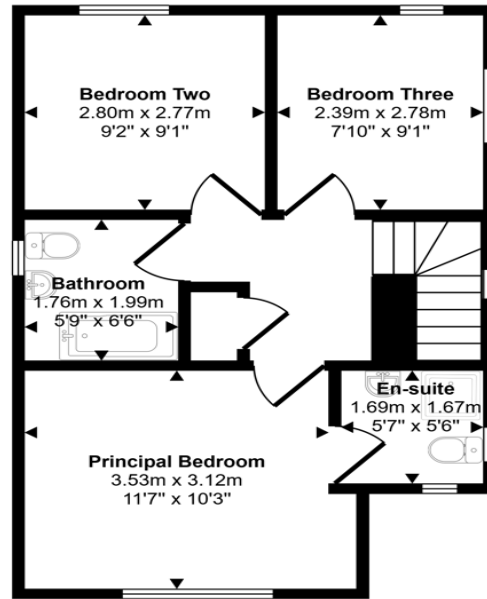
Externally to the front and side there is an open garden, to the rear lies a South/West facing garden laid to lawn with a patio area adjacent to the property, beyond the garden is a garage and multi driveway.



Approx Gross Internal Area  
83 sq m / 891 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 42 sq m / 450 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>			95
(81-91) <b>B</b>		84	
(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>			
Not energy efficient - higher running costs			
England, Scotland & Wales		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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