



## 2 bed terraced house to buy in

Briarwood Street, Houghton Le Spring,  
Durham, DH4 6AZ

# £115,000

🛏 x 2 🍽 x 2 🚿 x 2

Tenure

**Freehold**

## Property features

- ✓ Extended Family Home
- ✓ Two Double Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ West Facing Rear Garden
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*EXTENDED\*\*TWO DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*SUN ROOM\*\*WEST FACING REAR GARDEN\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are pleased to bring to the market this deceptively spacious family home, which boasts two double bedrooms, one of which has an en-suite. Perfectly positioned on the popular area of Briarwood Street, Houghton Le Spring, which is within close proximity to local shops and other amenities, excellent public transport and major road links via the A1 (M). Also on the door step of the local park and a short walk to Woodlea Primary School, as well as short drive to Elba Park, Sunderland & Durham City Centres.

This well presented home is spacious throughout and briefly comprises:- entrance/hallway, spacious lounge, kitchen/diner, three piece bathroom and a sun room with a glass lantern roof. To the first floor lies two double bedrooms, one which has an en-suite, externally there is a rear yard to front and a low maintenance West facing garden to the rear.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £115,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the kitchen/dining room and the bathroom.

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## Lounge

4.56m x 4.43m (14'11" x 14'6")

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



## Kitchen

4.78m x 5.44m (15'8" x 17'10")

Modern kitchen/dining room benefiting from a range of upper and lower units with contrasting worksurfaces, hide-a-way cupboards for a washing machine and dishwasher, integrated oven, ceramic hob, undercounter fridge and freezer. Vinyl flooring, tiled splash back, a storage cupboard, two radiators and two double glazed window, one of which is bowed.



## Sun Room

3.37m x 4.67m (11'0" x 15'3")

The sun room has double glazed windows, laminate flooring, a radiator and French doors leading to the rear garden. The sun room also benefits from a glazed lantern roof.



## Bathroom

1.93m x 2.32m (6'3" x 7'7")

A generous three piece bathroom benefiting from a paneled bath with a shower mixer tap, hand wash basin and W.C. Vinyl tiled flooring, tiled splash back, a radiator and a double glazed window.



## Principal Bedroom

3.58m x 3.31m (11'8" x 10'10")

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



## En-suite

2.22m x 1.52m (7'3" x 4'11")

Convenient en-suite with a walk-in shower, hand wash basin and WC vanity unit. Vinyl flooring, partly tiled walls and a double glazed front aspect window.



## Bedroom Two

4.14m x 4.36m (13'6" x 14'3")

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

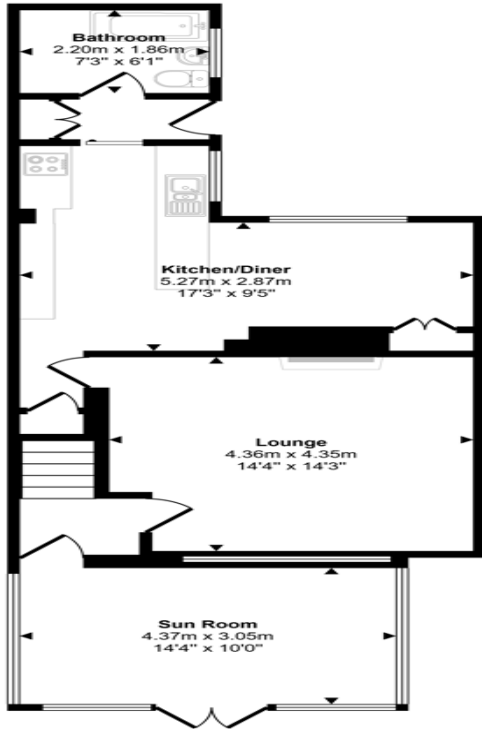


## External

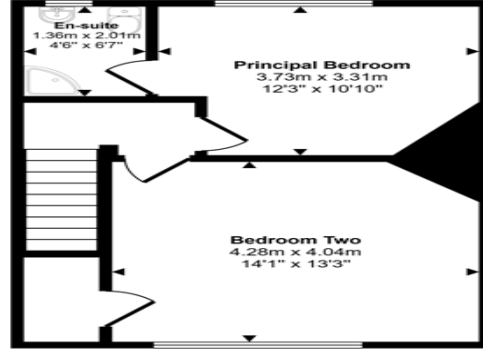
Externally to the front there is an enclosed yard and to the rear there is a low maintenance West facing garden.



Approx Gross Internal Area  
104 sq m / 1118 sq ft



**Ground Floor**  
Approx 64 sq m / 692 sq ft



**First Floor**  
Approx 40 sq m / 427 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>		
(69-80) <b>C</b>	70	79
(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	

Briarwood Street, Houghton Le Spring, Durham, DH4 6AZ

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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