



### 3 bed terraced house to buy in

Lime Avenue, Houghton Le Spring, Tyne and Wear, DH4 5ED

**£85,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Generous Plot
- ✓ EPC Rating E

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*FITTED KITCHEN/DINER\*\*DRIVEWAY\*\*FRONT & REAR GARDENS\*\*POPULAR LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to bring to the market this spacious three bed semi-detached family home, situated in the ever popular estate of Lime Avenue, Houghton Le Spring. Perfectly positioned on a generous corner plot within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and popular schools, as well as being just a short drive to Sunderland and Durham City Centre's.

The spacious property briefly consists of:- entrance/hallway, lounge and a kitchen/dining room. To the first floor lies three bedrooms and a a three piece family bathroom, externally there is a enclosed garden to the front, with gated driveway and garden to the rear.

Early viewings come highly recommended to appreciate the size, standard and location of this property. To arrange a viewing please contact the Houghton branch.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £85,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrnace/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

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## Lounge

4.05m x 4.48m (13'3" x 14'8")

Spacious lounge with carpet flooring, a feature fireplace, radiator, storage cupboard and a double glazed front aspect window.



## Kitchen/Dining Room

2.45m x 5.43m (8'0" x 17'9")

Fitted kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurfaces, stainless sink unit and plumbing for a washing machine. Vinyl flooring, tiled splash back, a radiator and three glazed rear aspect windows.



## Bedroom One

3.24m x 3.49m (10'7" x 11'5")

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



## Bedroom Two

3.11m x 3.04m (10'2" x 9'11")

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



## Bedroom Three

2.10m x 2.28m (6'10" x 7'5")

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



## Bathroom

2.25m x 1.86m (7'4" x 6'1")

Three piece bathroom benefiting from a panelled bath with an overhead shower, handwash basin and W.C. Tiled flooring, tiled walls, a storage cupboard, radiator and front aspect glazed window.



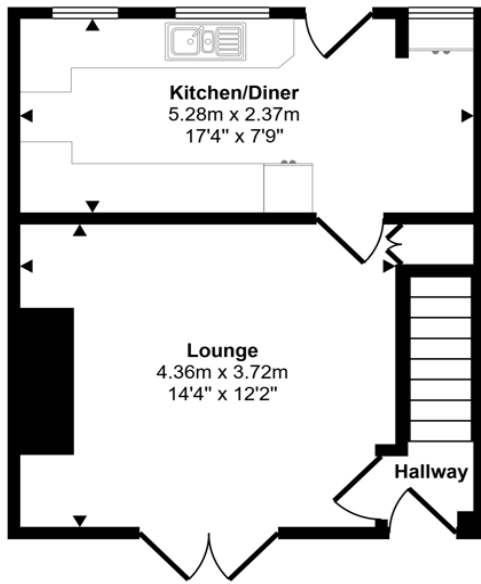
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## External

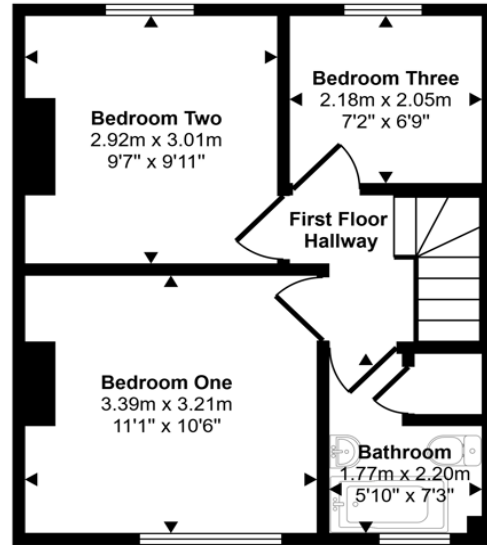
Externally to the front there is an enclosed garden laid to lawn. To the rear there is an enclosed garden with a gated driveway.



Approx Gross Internal Area  
67 sq m / 717 sq ft



Ground Floor  
Approx 33 sq m / 355 sq ft



First Floor  
Approx 34 sq m / 362 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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