



## 4 bed semi-detached house to buy in DH5

Nesham Place, Houghton Le Spring, Tyne and Wear, DH5 8AE

# £179,950

 x4
  x1
  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Spacious Semi-Detached Family
- ✓ Four Bedrooms
- ✓ Modern Kitchen/Breakfasting Area
- ✓ Stunning Four Piece Bathroom
- ✓ EPC Rating D

## Key Information

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

## Description

**\*SEMI-DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*STUDY\*\*MODERN KITCHEN & FOUR PIECE BATHROOM\*\*ORIGINAL PERIOD FEATURES\*\*HIGHLY SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented semi-detached family home, which boasts a host original period features with a modern twist. Perfectly positioned on the highly desirable area of Nesham Place, Houghton Le Spring, which is within close proximity of local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to an array of popular schools and Houghton Le Spring Town Centre as well as being a short driving distance to Houghton Le Spring Golf Club, multiple country parks, Sunderland & Durham city Centre's.

This sizeable family home is impressively presented throughout and comprises:- Property entrance leading to a welcoming hallway, which gives access to the lounge/dining room, kitchen/breakfasting area and the first floor staircase, there is the additional benefit of a versatile room currently used as a study. To the first floor lies three double bedrooms, an additional single bedroom, separate W.C and a stunning four piece bathroom, externally there is a South/East facing yard.

Early viewings are highly recommended to fully appreciate the size, standard and location of this fantastic home. Please call our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: Offers In Excess Of £179,950

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to a welcoming hallway, which has ceramic tiled flooring, a radiator and under stair storage.



## Lounge/Dining Room

5.69m x 3.84m (18'8" x 12'7")

Open plan lounge/diner benefiting from a feature multi fuel burner with a bare brick surround, wooden flooring, fitted base cupboards, two radiators, double glazed front and rear aspect windows.



## Kitchen/Breakfasting Area

4.18m x 3.20m (13'8" x 10'5")

Modern kitchen/breakfasting area benefiting from a range of upper, lower and full length units with square edge worksurfaces and matching upstands, a Belfast sink, integrated microwave, dual ovens and 5 plate ceramic hob. Amble space for a table and chairs, tiled flooring, vertical radiator and a double glazed rear aspect window.



## Study

A versatile room currently used as a study has laminate flooring, double glazed window and an external door leading to the rear yard.



## First Floor Hallway

The first floor hallway gives access to each room and a loft space, which is partially boarded.

## Bedroom One

3.31m x 3.88m (10'10" x 12'8")

Double bedroom with carpet flooring, an original feature fireplace, radiator and a double glazed front aspect window.



## Bedroom Two

2.27m x 3.76m (7'5" x 12'4")

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



## Bedroom Three

3.27m x 2.14m (10'8" x 7'0")

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



## Bedroom Four

2.30m x 2.60m (7'6" x 8'6")

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



## W.C

1.77m x 1.51m (5'9" x 4'11")

Convenient W.C located on the first floor, which has a hand wash basin with a vanity unit, tile flooring partly tiled walls, a heated towel rail and a double glazed window.



## Bathroom

2.97m x 2.69m (9'8" x 8'9")

Stylish four piece bathroom benefiting from a walk-in shower, paneled bath, hand wash basin and a W.C. Tile flooring, partly tiles walls, vanity draws, a heated towel rail and a double glazed window. There is the additional bonus of a utility cupboard, which has plumbing for a washing machine and space for a dryer.

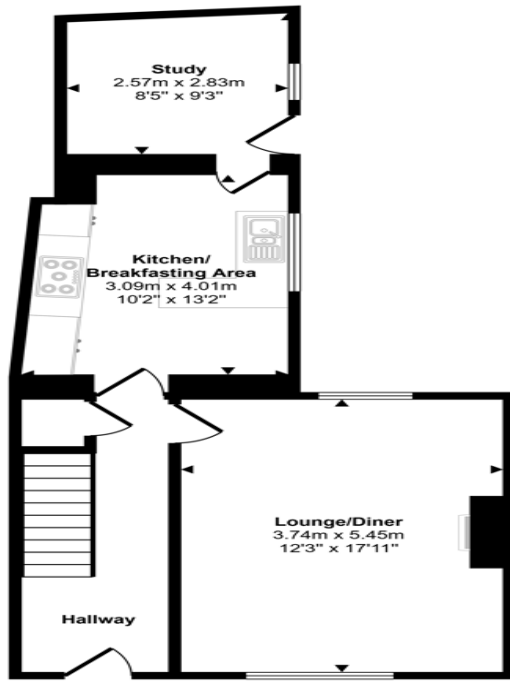


## External

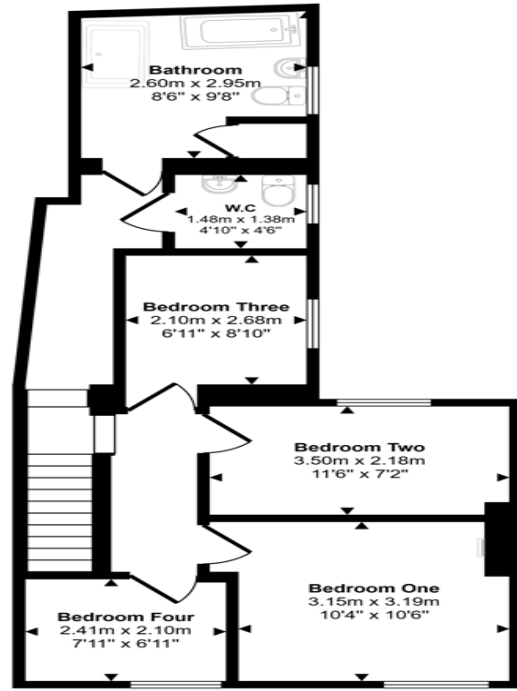
Externally to the rear there is a private, South/East facing yard.



Approx Gross Internal Area  
106 sq m / 1141 sq ft



**Ground Floor**  
Approx 52 sq m / 559 sq ft



**First Floor**  
Approx 54 sq m / 582 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>		76
(55-68) <b>D</b>	53	
(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	

Nesham Place, Houghton Le Spring, Tyne and Wear, DH5 8AE

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