



## 3 bed terraced house to buy in

Brinkburn Crescent, Houghton Le Spring,  
Tyne and Wear, DH4 5HD

# £110,000

🏠 x3 🚿 x1 🚻 x2

Tenure

**Freehold**

## Property features

- ✓ Mid Terrace House
- ✓ Three Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

A well presented three bedroom mid terrace property offering spacious accommodation that would suit a family, first time buyers or those seeking a rental opportunity. Ideally located close to local amenities in Houghton Le Spring town centre and within easy reach of well regarded local schools, the property enjoys a highly convenient setting.

The home benefits from UPVC double glazing and gas central heating via a combi boiler. Internally the accommodation comprises an entrance porch leading to the entrance lobby, a comfortable lounge, and a kitchen with an open aspect into the dining room. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property features a gravel garden to the front and an enclosed lawned garden to the rear, providing outdoor space suitable for both relaxation and family use.

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance Porch

UPVC door and windows accessing the entrance lobby

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## Entrance Lobby

0.00m x 0.00m (0'0" x 0'0")

Stairs to the first floor, radiator opening to the lounge



## Lounge

4.20m x 3.30m (13'9" x 10'9")

UPVC double glazed window, radiator



## Kitchen

2.80m x 3.20m (9'2" x 10'5")

Fitted cream wall and base units with an electric hob and oven built in with extractor over, space for an automatic washing machine, built in cupboard, UPVC double glazed window



## Dining Room

3.10m x 3.20m (10'2" x 10'5")

UPVC double glazed sliding patio door, window, radiator



## Landing

Radiator



## Bedroom One

4.90m x 3.30m (16'0" x 10'9")

UPVC double glazed window, radiator



## Bedroom Two

4.20m x 3.20m (13'9" x 10'5")

UPVC double glazed window, radiator



## Bedroom Three

3.00m x 2.40m (9'10" x 7'10")

UPVC double glazed window, radiator, built in cupboard



## Bathroom

2.30m x 1.70m (7'6" x 5'6")

WC and wash basin to a vanity unit, panelled bath with mains fed shower, part tiling, UPVC double glazed window, heated towel rail



## External

Gravel garden to the front and a lawned garden to the rear with brick outhouse





| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            | 85        |
| (69-80) <b>C</b>                                   | 70                         |           |
| (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<br>2002/91/EC |           |

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