



## 2 bed semi-detached bungalow to buy in DH4

Whitefield Crescent, Houghton Le Spring, Tyne and Wear, DH4 7QT






# £159,950

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

-  Extended Bungalow
-  Semi Detached
-  Two Double Bedrooms
-  North/West Facing Garden
-  EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*EXTENDED BUNGALOW\*\*SEMI-DETACHED\*\*TWO DOUBLE BEDROOMS\*\*GARAGE AND MULTI CAR DRIVEWAY\*\*PRIVATE NORTH/WEST GARDEN\*\*SOUGHT AFTER AREA\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this extended, semi-detached bungalow, which boasts two double bedrooms and situated on the ever popular Whitefield Crescent, Penshaw, Houghton Le Spring. Perfectly positioned within close proximity to local shops and other amenities, great public transport and major road links via the A1(M). Also within walking distance to Herrington Country Park and the historic Penshaw Monument, as well as being a short to drive to additional county parks, multiple golf courses, Durham and Sunderland City Centres.

This impressive home is spacious throughout and briefly comprises of:- entrance/hallway, spacious lounge, an extended kitchen/dining room, two double bedrooms and a four piece bathroom. Externally to the front there is a garden, gated multi car driveway, which leads to a garage, to the rear lies a North/West facing garden, which benefits from not being overlooked.

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: C

Tenure: Freehold

Price: Offers In Excess Of £159,950

Property Type: Semi-detached Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to each room.

---

## Lounge

3.80m x 3.91m (12'5" x 12'9")

Spacious lounge with carpet flooring, a feature electric fire, a radiator and a double glazed front aspect window.



## Kitchen/Dining Room

5.78m x 3.79m (18'11" x 12'5")

Extended kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurfaces, hide-a-way cupboard for a dryer, integrated washing machine, fridge/freezer, dual ovens and a ceramic hob. Laminate tiled flooring to the kitchen, laminate to the dining area, two radiators, a double glazed window and an external door leading to the rear garden.



## Bedroom One

4.41m x 3.04m (14'5" x 9'11")

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



## Bedroom Two

2.62m x 3.03m (8'7" x 9'11")

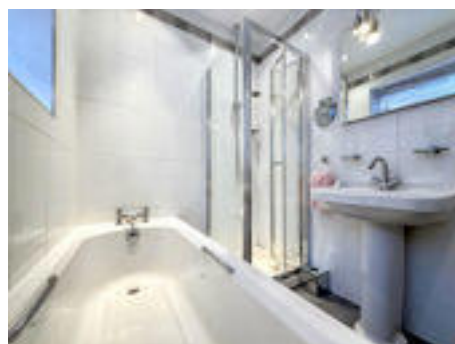
Double bedroom with carpet flooring, fitted wardrobes and drawers, a radiator and a double glazed front aspect window.



## Bathroom

2.29m x 1.70m (7'6" x 5'6")

Four piece bathroom benefiting from a shower cubicle, paneled bath, hand wash basin and WC. Tiled flooring, tiled walls, a heated towel rail and a double glazed window.



## Front External

Externally to the front there is a garden, a gated multi car driveway leading to a garage, which can be access via a electric roller shutter door.



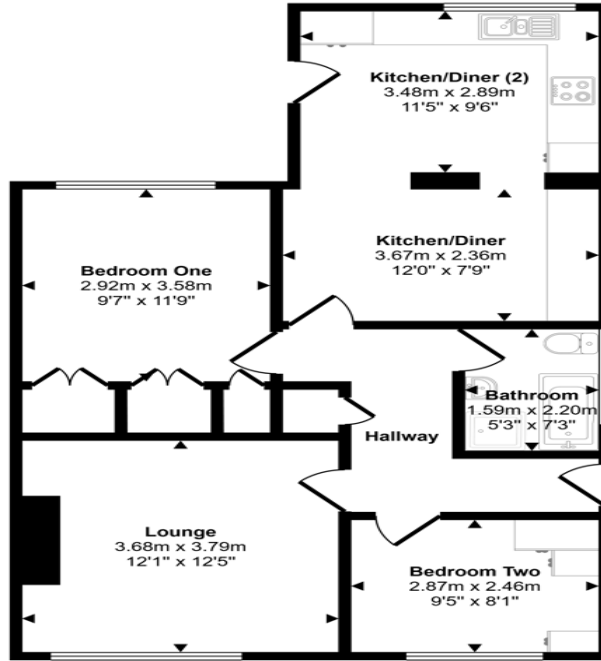
---

## Rear External

Externally to the rear lies a North/West facing garden, which has the benefit of being low maintenance and not being overlooked. The is also a wooden shed and an external door leading into the garage.



Approx Gross Internal Area  
68 sq m / 730 sq ft



Floorplan

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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Whitefield Crescent, Houghton Le Spring, Tyne and Wear, DH4 7QT

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

