



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

Seaton Avenue, Houghton Le Spring,  
Houghton Le Spring, Tyne and Wear, DH5  
8EQ

**£115,000** Starting Bid

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ To Be Sold Via Online Auction
- ✓ Tenanted invested at £775pcm
- ✓ Three bedrooms
- ✓ Semi-detached
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

THREE BEDROOMS - TENANTED £750PCM - SEMI DETACHED

Pattinson Estate Agents is proud to present this delightful three-bedroom, semi-detached home located in the coveted locale of Houghton Le Spring. An ideal residential sale, this property offers ample space for a family or a great investment opportunity. Currently tenanted at £750.00 per calendar month.

The property is inviting with a charming exterior and maintained front garden. Upon entering the house, you are welcomed into a spacious reception room, a perfect setting for accommodating guests or unwinding after a long day.

This home consists of three generously sized bedrooms laid out to capture maximum light, enhancing a sense of comfort and warmth in the spaces. These rooms have been tastefully decorated and finished to a high standard, offering ample space to create your personal sanctuary or cater to the needs of a growing family.

A modern family bathroom is included in the property which is well-designed with contemporary fixtures, maintaining an excellent condition throughout.

The kitchen is a standout feature, spacious enough for dining and fitted with built-in storage facilities, worktops, and appliances for modern-day living standards.

Externally, the property benefits from a spacious garden at the back, providing an excellent space for outdoor recreation and relaxation.

Nestled in the heart of Houghton Le Spring, the property's location presents excellent access to local amenities, schools, eateries, and transportation links. This inviting house, with its well-proportioned rooms and excellent location, makes it an absolutely fantastic choice for those interested in a semi-detached house in this area.

To truly appreciate what this property has to offer, internal viewing is highly recommended. Contact Pattinson Estate Agents today to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Air Source Heat Pump



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>	72	
(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	

Seaton Avenue, Houghton Le Spring, Houghton Le Spring, Tyne and Wear, DH5 8EQ

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)**

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