



## 3 bed semi-detached house to buy in DH4

Thirkeld Place, Penshaw, Houghton Le Spring, Tyne and Wear, DH4 7RE

**£125,000** Starting Bid

 x3
  x1
  x1

Tenure

**Leasehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Garage & Driveway
- ✓ South/East Facing Garage
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*GARAGE AND DRIVEWAY\*\*SOUTH/EAST FACING GARDEN\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressive semi-detached home, which boasts three bedrooms and a South/East facing rear garden. Perfectly positioned on the highly desirable estate of Thirkeld Place in Penshaw, Houghton Le Spring, which is 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, the historic Penshaw Monument and Barnwell Academy, as well as being a short to drive to additional county parks, multiple golf courses, Durham and Sunderland City Centres.

This immaculately presented home is spacious throughout and briefly comprises of:- entrance/porch, spacious lounge/dining room, a modern kitchen and utility area. To the first floor lies three bedrooms and a three piece bathroom. Externally to the front there is a garden driveway and a garage, to the rear lies a South/East 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: B

Tenure: Leasehold

Length of Lease: 34

Annual Ground Rent Amount: £10.00

Price: Starting Bid £125,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

## Entrance/Porch

Property entrance leading to the porch, which gives access to a welcoming hallway.



## Lounge/Dining Room

7.96m x 3.46m (26'1" x 11'4")

Open plan lounge/diner with carpet flooring, a feature gas fireplace, two radiators, a double glazed front aspect window and French doors leading to the rear garden.



## Kitchen

3.24m x 2.74m (10'7" x 8'11")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a Belfast sink and a free standing oven. Laminate flooring, tiled splash back, a radiator and a double glazed rear aspect window.



## Utility

2.46m x 2.17m (8'0" x 7'1")

The utility has upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and space for a dryer. Tiled flooring, tiled splash back, a radiator, double glazed window and an external door leading to the rear garden. There is also the added bonus of an internal door allowing access to the garage.



## Bedroom One

4.39m x 3.05m (14'4" x 10'0")

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



## Bedroom Two

3.46m x 3.02m (11'4" x 9'10")

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



## Bedroom Three

3.34m x 2.30m (10'11" x 7'6")

Third bedroom with carpet flooring, a storage cupboard, a radiator and a double glazed front aspect window.



## Bathroom

1.83m x 2.24m (6'0" x 7'4")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Tiled flooring, tiled walls, a vanity cupboard, a column radiator and two double glazed windows.

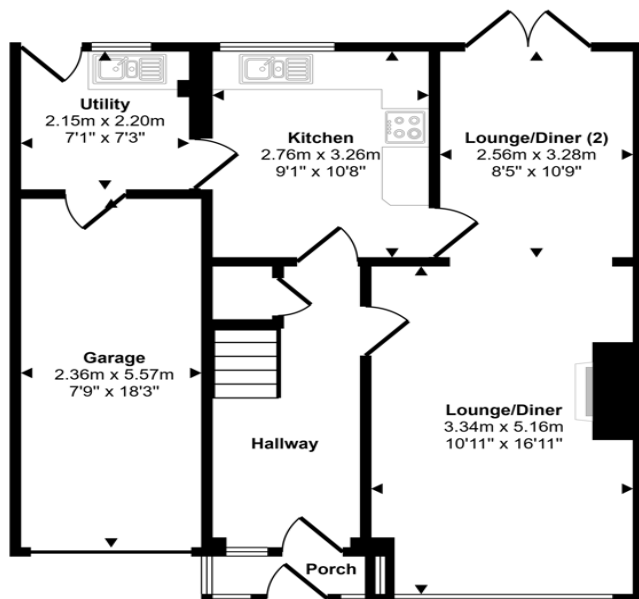


## External

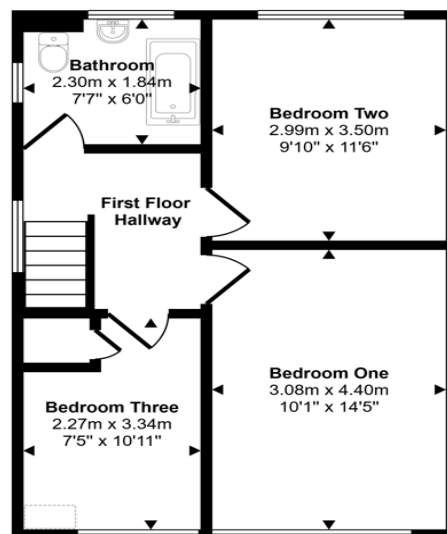
Externally to the front there is an open garden laid to lawn with mature shrubs and trees, a driveway and garage. To the rear lies a low maintenance South/East garden with a wooden shed. The rear garden also has the benefit of not being overlooked.



Approx Gross Internal Area  
110 sq m / 1185 sq ft



Ground Floor  
Approx 66 sq m / 713 sq ft



First Floor  
Approx 44 sq m / 471 sq ft

Denotes head height below 1.5m

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>			74
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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