



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

Otterburn Crescent, Houghton Le Spring, Tyne and Wear, DH4 5HT

# £134,950

 x2
  x1
  x2

Tenure

**Freehold**

## Property features

- ✓ Newly Refurbished
- ✓ No Chain
- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

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

## Description

**\*\*FULLY RENOVATED\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*DRIVEWAY\*\*NORTH/WEST FACING GARDEN\*\*SOUGHT AFTER LOCATION\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are delighted to bring to the market this impressive semi-detached family home, which boasts two double bedrooms and benefits from a recent refurbishment. Perfectly positioned on the popular Otterburn Crescent, Houghton Le Spring, which is within close proximity to local shops and other amenities, great public transport and major road links via the A690. Also within walking distance to Houghton Le Spring Town Centre and popular local schools, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This well presented family residence is spacious property and has the benefit of being sold with no onward chain. Briefly comprises:- Entrance/hallway, lounge with bay window, separate dining room, stylish kitchen and a rear porch. To the first floor lies two double bedrooms and a modern three piece bathroom, externally to the front there is a low maintenance garden with a driveway, to the rear there is a fully enclosed North/West garden with a large brick built outhouse.

Early viewings come highly recommended to appreciate the size, standard and location of this property. Please call our Houghton branch to arrange a viewing

Council Tax Band: A

Tenure: Freehold

Price: £134,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.

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## Lounge

4.23m x 3.03m (13'10" x 9'11")

Spacious lounge with carpet flooring, radiator and a double glazed front aspect bay window.



## Dining Room

3.05m x 4.97m (10'0" x 16'3")

Separate dining room with carpet flooring, radiator and a double glazed rear aspect window.



## Kitchen

4.25m x 2.23m (13'11" x 7'3")

Newly fitted modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Vinyl flooring, a storage cupboard, radiator and two double glazed windows.



## Bedroom One

3.09m x 3.97m (10'1" x 13'0")

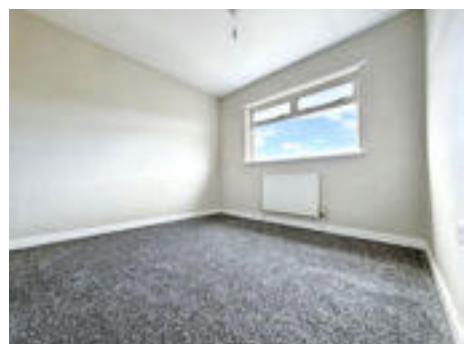
Double bedroom with a carpet flooring, a storage cupboard, a radiator and a double glazed front aspect window.



## Bedroom Two

3.46m x 3.07m (11'4" x 10'0")

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



## Bathroom

Renovated bathroom benefiting from a paneled bath with an overhead shower, WC, hand wash basin and a vanity cupboard. Vinyl flooring, UPVC cladded walls, a heated towel rail and a double glazed window.



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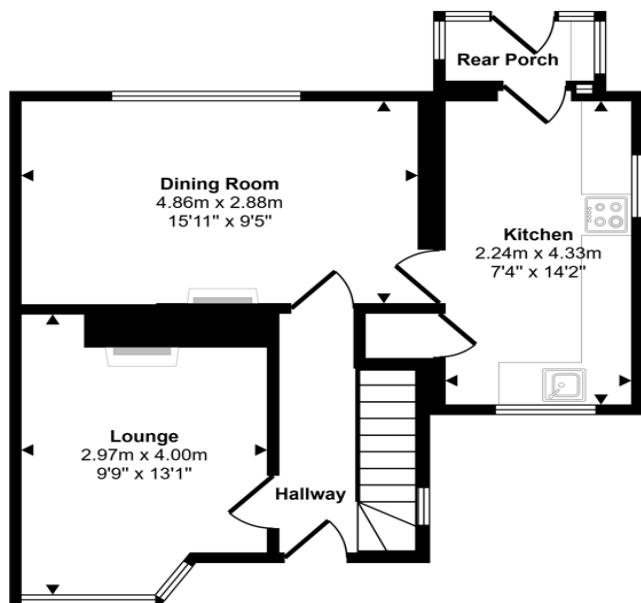
## External

*3.48m x 4.61m (11'5" x 15'1")*

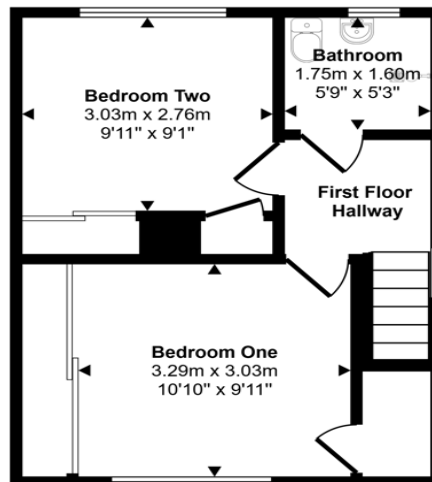
Externally to the front there is a low maintenance garden with a driveway, to the rear there is a good sized North/West facing garden with a brick built outhouse ( 11'5 x 15'1), which has two double glazed windows.



Approx Gross Internal Area  
78 sq m / 840 sq ft



Ground Floor  
Approx 46 sq m / 492 sq ft



First Floor  
Approx 32 sq m / 348 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>		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 2002/91/EC	

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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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