



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

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

# £160,000

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Two bedroom
- ✓ Immaculate
- ✓ Garage and driveway
- ✓ Modern kitchen and bathroom
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

Situated in a highly convenient location, this attractive two bedroom extended home offers spacious and versatile accommodation, ideal for first-time buyers, professionals, or those looking to downsize without compromising on space. The property enjoys easy access to local amenities, excellent public transport links, and well-regarded local schools, while also being within walking distance of Houghton Le Spring High Street. For those who enjoy outdoor space, Rainton Meadows Nature Reserve and Houghton Le Spring Golf Course are just a short drive away.

Upon entering the property, you are welcomed by a stylish entrance hallway with modern LVT flooring, setting the tone for the rest of the home. The living room is beautifully presented and features a striking inset media wall with a contemporary fire, creating a warm and inviting focal point. The space flows seamlessly into an open-plan living and dining area, perfect for both relaxing and entertaining. An extended section of the living space offers a highly desirable office area, ideal for those working from home.

The modern kitchen boasts sleek high-gloss units and ample workspace, complemented by a useful utility room which also provides internal access to the integral garage, adding further practicality.

To the first floor, the property offers two generously sized double bedrooms and a fully tiled contemporary bathroom finished to a modern standard. The master bedroom benefits from access to a loft room with Velux windows, offering additional versatile space that could be used as a hobby room, office, or storage area.

Externally, the property truly impresses. The low-maintenance front garden enhances the home's kerb appeal and is complemented by a gated driveway providing off-street parking and access to the garage. To the side, the property enjoys a large corner plot garden, while the rear garden provides further outdoor space, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, versatility, and desirable location this lovely home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £160,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Front Exterior

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### Lounge/Diner

5.00m x 3.60m (16'4" x 11'9")

Two double glazed windows, two radiators, media wall with an inset electric fire place.



### Study Area



### Kitchen

3.10m x 3.00m (10'2" x 9'10")

Beautiful modern kitchen consisting of fitted wall and base units with contrasting work surfaces, single bowl sink with mixer tap, integrated electric hob with extractor hood over, integrated electric oven, integrated microwave, double glazed window, radiator



### Utility

Double glazed Velux style window, door to external, door to the garage, plumbed for washer, radiator.



### Bedroom 1

4.50m x 2.90m (14'9" x 9'6")

Access to loft room, double glazed window, radiator



## Bedroom 2

3.50m x 2.50m (11'5" x 8'2")

Double glazed window, radiator



## Bathroom

White three piece bathroom comprising of panelled bath, vanity unit, low level W.C, extractor fan, heated towel rail, built in storage, double glazed window



## Loft Space

5.50m x 2.60m (18'0" x 8'6")

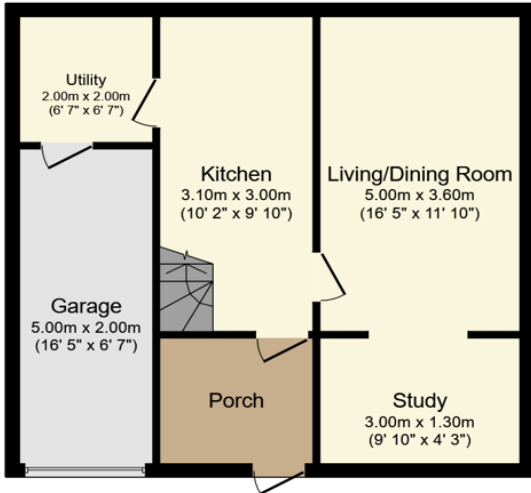
Two Velux style double glazed windows, two radiators, built in storage



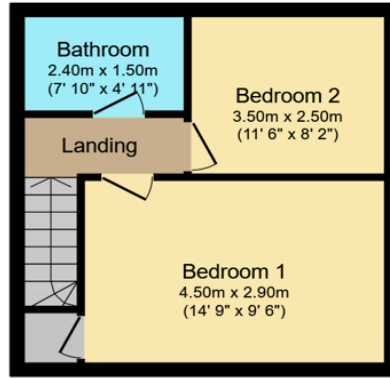
## Garden

Large garden to the side of the property, gated driveway, decked area to the rear.

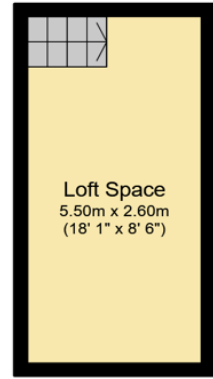




**Ground Floor**  
Floor area 53.2 sq.m. (573 sq.ft.)



**First Floor**  
Floor area 29.7 sq.m. (320 sq.ft.)



**Second Floor**  
Floor area 14.3 sq.m. (154 sq.ft.)

**Total floor area: 97.2 sq.m. (1,047 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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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