



## 3 bed terraced house to buy in

Lanton Street, Houghton Le Spring, Tyne and Wear, DH4 7BA

# £124,950

 x3 
  x1 
  x1

Tenure

**Freehold**

## Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen/Dining Room
- ✓ North/West Facing Garden
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*UTILTIY AREA\*\*OFF ROAD PARKING\*\*GENEROUS NORTH/WEST FACING GARDEN\*\*BACKING ON TO HERRINGTON COUNTRY PARK\*\***

Pattinson Estate Agents are pleased to welcome to the market this spacious family home, which boasts three bedrooms and North/West facing garden, located in the popular area of Lanton Street, New Herrington. Perfectly positioned within close proximity to local shops and other amenities, excellent transport and major road links via the A19. Also within walking distance to Shiney Row Primary School and backing on to Herrington country park, as well as a short driving distance to Houghton Le Spring Golf Course, Elba Park, Sunderland and Newcastle City Centres.

This impressive home is spacious throughout briefly comprises:- Entrance, utility area, modern kitchen/diner, a spacious lounge and a conservatory. To the first floor lies three bedrooms and a three piece family bathroom, externally to the front there is an enclosed yard, which gives the option of off road parking, to the rear there is a large North/West facing garden, that backs on to Herrington Country Park.

Early viewing comes highly recommended to appreciate the location, size and standard of this property. Please contact our Houghton Le Spring branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £124,950

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Heating: Air Source Heat Pump

## Property Entrance

Property entrance is access via a composite door and leads to the utility area.

## Utility Area

2.89m x 1.78m (9'5" x 5'10")

Convenient utility space with fitted full length units, work tops, plumbing for a washing machine and space for a dryer. Tile flooring, a radiator and two double glazed front aspect windows.



## Kitchen/Dining Room

4.27m x 4.86m (14'0" x 15'11")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, an integrated oven with a gas hob and an original fireplace opening. Laminate flooring, tiled splash back, a radiator and a double glazed front aspect window. The kitchen/diner also gives access to the lounge and first floor staircase.



## Lounge

3.95m x 4.85m (12'11" x 15'10")

Spacious lounge with carpet flooring, a feature fireplace, a radiator and a patio door leading to the conservatory.



## Conservatroy

2.41m x 3.78m (7'10" x 12'4")

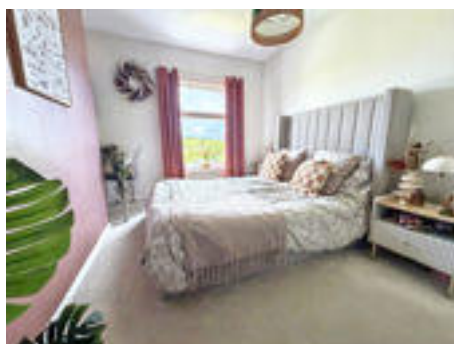
The conservatroy has double glazed windows, a wall heater, laminate flooring and a patio door leading to the rear garden.



## Bedroom One

4.18m x 2.98m (13'8" x 9'9")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window, which gives stunning views over Herrington Country Park.



## Bedroom Two

4.09m x 2.67m (13'5" x 8'9")

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



## Bedroom Three

3.12m x 1.75m (10'2" x 5'8")

Third bedroom with carpet flooring, a radiator and a double glazed rear aspect window, which also gives picturesque views over Herrington Country Park.



## Bathroom

2.50m x 2.08m (8'2" x 6'9")

Three piece bathroom benefiting from a paneled bath with a waterfall overhead shower, hand wash basin and a WC. Vinyl flooring, partly tiled walls, a column radiator and a double glazed window.

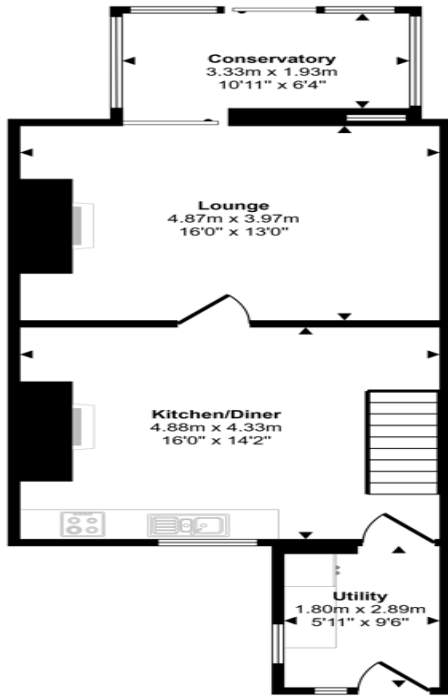


## External

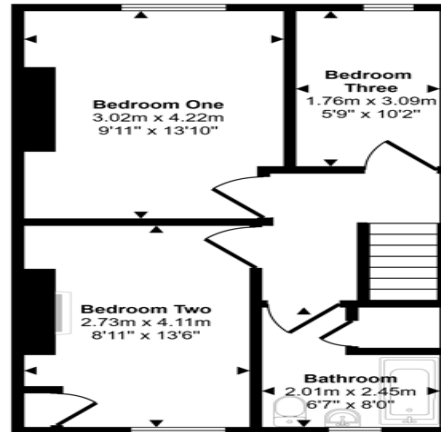
Externally to the front there is a fully enclosed yard, which gives the option of off road parking. To the rear lies a large North/West facing garden, which is laid to lawn with mature shrubs and bushes. The rear garden also benefits from not being over looked and backing onto Herrington Country Park.



Approx Gross Internal Area  
96 sq m / 1033 sq ft



**Ground Floor**  
Approx 54 sq m / 585 sq ft



**First Floor**  
Approx 42 sq m / 448 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(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>			
Not energy efficient - higher running costs			
<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:

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