



2 Bedrooms

A charming and well-presented two-bedroom terrace cottage offering bright, spacious accommodation throughout together with the highly desirable benefit of private off-street parking for two cars. Situated in a pleasant and convenient location in Penshaw, this lovely home would make an ideal first-time purchase and is offered in a condition that allows a buyer to move in and enjoy from day one.

The property has a particularly appealing layout with the large and bright master bedroom positioned to the front providing a generous and comfortable principal bedroom.

Moving through the property, there is a spacious living area, with the second bedroom, modern kitchen and modern bathroom situated towards the rear.

The modern kitchen provides a practical and contemporary space for preparing meals, while the modern bathroom is finished in keeping with the overall presentation of the property.

Externally, the property offers an excellent and somewhat unusual advantage for a cottage of this type — a rear yard providing parking for two cars secured behind a roller shutter door. This provides convenient private parking as well as additional security.

Overall, this is a bright, spacious and pleasant cottage in a great location combining comfortable accommodation with modern facilities and excellent parking.

## Front Street East

Penshaw, Houghton le Spring, DH4

Offers in the region

**£120,000**

EPC Rating: D



**Reception:**

**11'9" x 14'9" (3.58m x 4.5m)**

Carpeted Flooring, UPVC Window, Radiator

**Kitchen:**

**11'2" x 12'4" (3.4m x 3.76m)**

Tiled Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob, Radiator



**Bathroom:**

**5'3" x 10'2" (1.6m x 3.1m)**

Tiled Flooring, UPVC Window, W/C, Washbasin with Mixer Tap and Vanity Unit, Panelled Bath with Overhead Shower, Towel Radiator, Spotlights

**Master Bedroom:**

**11'7" x 15'8" (3.53m x 4.78m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom Two:**

**7'9" x 11'4" (2.36m x 3.45m)**

Carpeted Flooring, UPVC Window, Radiator



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**EPC: D**

**Council Tax Band: A, Sunderland**

**Tenure: Freehold**

**Parking: Rear Yard**

**Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.





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