



4 Market Place

Houghton Le Spring
Tyne And Wear
DH5 8AH

Offers Over **£85,000**
Freehold

Two Bedrooms
Mid Terrace House
Gas Central Heating & Double Glazing
Tandem Garage
Vacant Possession
Early Viewing Highly Recommended





Safe and Secure welcome to the market this Two Bedroom Mid Terrace House in the centrally located area of Market Place, Houghton. This spacious home benefits from gas central heating, double glazing, tandem garage and good sized garden to rear. The property is available with vacant possession and would therefore be suitable for a variety of buyers. Early viewing is highly recommended!

ENTRANCE HALL

Double glazed entrance door, radiator, staircase to first floor.

LOUNGE

11' 5" x 12' 10" (3.49m x 3.93m) Double glazed window to front, coving to ceiling, radiator.

BREAKFASTING KITCHEN

15' 1" x 15' 4" (4.60m x 4.69m) A range of fitted wall and base units with coordinating work surfaces, single sink and drainer unit, extractor hood, space for washing machine, radiator, double glazed window to rear.

REAR HALLWAY

Tiled floor, door to rear.

BATHROOM

White three piece suite comprising; panelled bath, pedestal wash basin, low level w.c. radiator, double glazed window to rear.



STAIRS TO FIRST FLOOR

BEDROOM ONE

12' 0" x 15' 1" (3.66m x 4.61m) Double glazed window to rear, built in storage cupboard, radiator.

BEDROOM TWO

13' 0" x 15' 1" (3.98m x 4.61m) Double glazed window to front, built in storage cupboard, radiator.

EXTERNALLY

To the front of the property is access to the tandem garage.

To the rear of the property is a good size, private, enclosed garden laid mainly to lawn.



**Local Authority
Council Tax Band
EPC Rating**

A
TBC



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safeandsecureproperties.c
o.uk
safeandsecureproperties.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.