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**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.

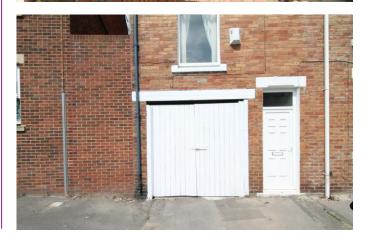
#### EXTERNALLY

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 A EPC Rating 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.