



**13 Railway Terrace**

Penshaw  
Houghton Le Spring  
DH4 7JG

**£79,950**  
**Freehold**

Two Bedrooms  
Mid Terraced House  
Gas Central Heating & Double Glazing  
Gardens Front, Yard to Rear  
Vacant Possession  
Viewing Recommended





Safe and Secure welcome to the market this Two Bedroom Mid Terraced House in the popular area of Railway Terrace, Penshaw.

This spacious home benefits from gas central heating, double glazing and garden to front.

Close to local amenities and transport links, the property would suit a variety of buyers.

With vacant possession, viewings are recommended.

### ENTRANCE HALL

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

### LOUNGE

13' 3" x 14' 6" (4.05m x 4.42m) Double glazed window to front, coving to ceiling, built in storage cupboard, dado rail, marble effect fireplace, marble inset and hearth, electric fire and radiator.

### DINING KITCHEN

16' 8" x 11' 0" (5.09m x 3.37m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, electric cooker point, extractor hood, space for washing machine, radiator, two double glazed windows to rear and double glazed door to rear.

### FIRST FLOOR LANDING

Access to loft space.

### MASTER BEDROOM

13' 4" x 13' 4" (4.07m x 4.07m) Double glazed





window to front, built in storage cupboard and radiator.

### **BEDROOM 2**

12' 7" x 9' 9" (3.85m x 2.99m) Double glazed window to front and radiator.

### **BATHROOM**

Part tiled walls, white four piece suite comprising of a panelled bath, step in shower cubicle, low level WC, radiator and double glazed window to rear.

### **FRONT GARDEN**

Laid mainly to lawn enclosed by fenced and walled boundaries.

### **REAR YARD**

Outbuildings for storage.



**Local Authority  
Council Tax Band  
EPC Rating**

TBC



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

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**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.