

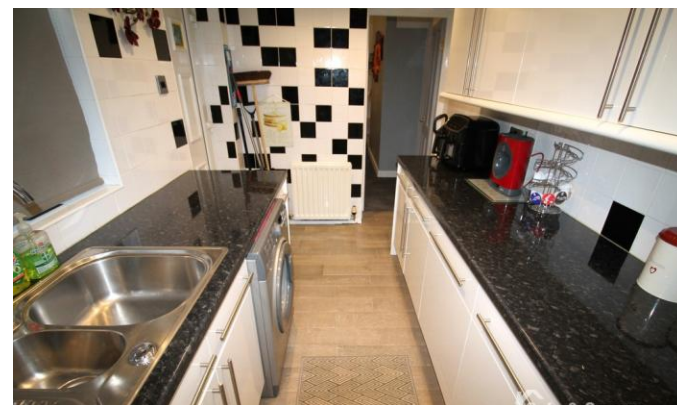


**44 Eden Terrace**

Shiney Row  
Houghton Le Spring  
DH4 4QY

**£90,000**  
**Freehold**

Two Bedrooms  
Mid Terraced House  
Gas Central Heating & Double Glazing  
No Onward Chain  
Yard to Rear  
Internal Viewing Recommended







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

This spacious, well presented home benefits from gas central heating, double glazing, ensuite to master bedroom and family bathroom.

Close to local amenities and transport links, the property would suit a wide variety of buyers. Internal viewing highly recommended.

### ENTRANCE HALL

Double glazed entrance door, radiator.

### LOUNGE

13' 6" x 14' 11" (4.12m x 4.56m) Double glazed window to front, marble effect fireplace, inset and hearth with living flame gas fire, telephone point, television point, coving to ceiling, radiator.

### DINING ROOM

17' 1" x 12' 10" (5.21m x 3.93m) Double glazed window to rear, television point, coving to ceiling, radiator, staircase to first floor, understairs cupboard, dado rail.

### KITCHEN

6' 7" x 12' 10" (2.01m x 3.93m) Fitted with a range of wall and base units with coordinating work surfaces over, one and a half bowl sink unit, built in electric oven and hob, with extractor hood over, space for washing machine, tiled walls, radiator, double glazed window to rear and double glazed door to rear.



## FIRST FLOOR LANDING

Access to roof space.

## BEDROOM ONE

16' 0" x 11' 5" (4.89m x 3.49m) Double glazed window to front, coving to ceiling, fitted wardrobes, radiator, television point.

## EN SUITE SHOWER ROOM

White three piece suite comprising of pedestal wash basin, low level wc, step in shower cubicle, heated towel rail, tiled walls and floor, extractor fan.

## BEDROOM TWO

7' 9" x 15' 0" (2.38m x 4.59m) Double glazed window to rear, fitted wardrobes, radiator and television point.

## BATHROOM

White three piece suite comprising of stand alone bath, low level WC, vanity unit wash basin, radiator, extractor fan, double glazed window to rear.

## FRONT

Gravelled area with walled boundaries.

## REAR YARD

Gravelled area, gates access, brick boundary.



Local Authority  
Council Tax Band  
EPC Rating

D

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
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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.