

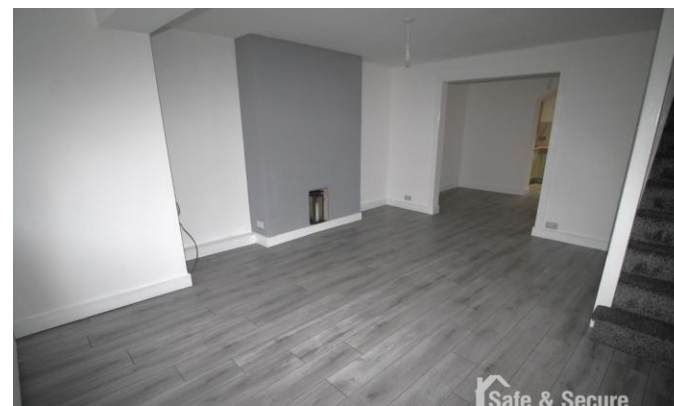
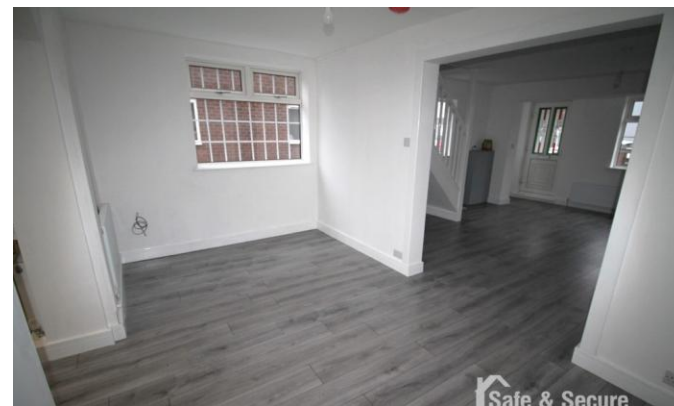
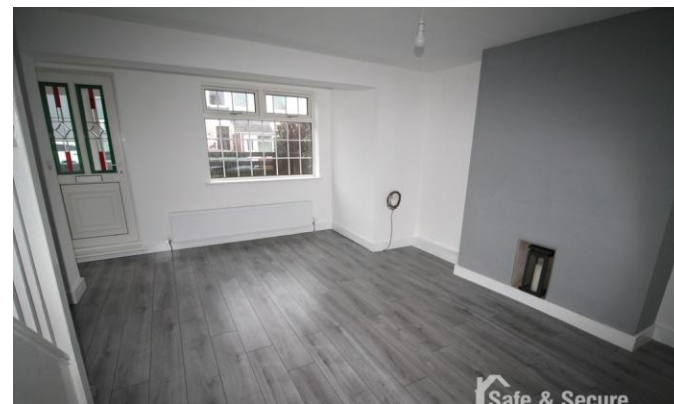


**25 Douglas Terrace**

Penshaw  
Houghton Le Spring  
DH4 7EZ

**£135,000**  
**Freehold**

Two Bedrooms  
Semi Detached House  
Recently Refurbished Throughout  
Single Garage and Driveway Parking  
Gas Central Heating and Double  
Glazing  
Internal Viewing Recommended





Safe and Secure welcome to the market this FULLY REFURBISHED Two Bedroom Semi Detached House in the popular area of Douglas Terrace, Penshaw.

This spacious home has been much improved and benefits from re-fitted kitchen and bathroom, gas central heating and single detached garage. Close to local amenities and transport links, the property would suit a wide variety of buyers. With vacant possession, viewings are recommended.

### ENTRANCE PORCH

Double glazed entrance door and double glazed window to front.

### ENTRANCE HALL

Double glazed entrance door and double glazed window to side.

### LOUNGE

14' 11" x 17' 1" (4.56m x 5.23m) Double glazed window to front, stairs to first floor and radiator.

### DINING ROOM

14' 11" x 8' 5" (4.55m x 2.59m) Double glazed window to side and radiator.

### KITCHEN

14' 0" x 7' 0" (4.27m x 2.15m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, breakfast bar, radiator, double glaze window to rear and





double glazed door to side.

## LANDING

Access to bedrooms and bathroom.

## BEDROOM ONE

14' 11" x 9' 11" (4.57m x 3.03m) Double glazed windows to front and side, built-in storage cupboard, access to loft space and radiator.

## BEDROOM TWO

6' 11" x 11' 8" (2.12m x 3.56m) Double glazed window to rear and radiator.

## BATHROOM

White three piece suite comprising of panelled bath, with shower over, vanity unit, low level wc, heated towel rail and double glazed window to side and rear.

## FRONT GARDEN

Laid mainly to lawn and driveway for multiple vehicles.

## REAR GARDEN

Enclosed rear garden, mainly paved with fenced boundaries.

## GARAGE

Detached with up and over door.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

E



**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.