

PROPERTY BROCHURE



11 Lambton View, Houghton Le Spring,

This recently decorated two-bedroomed apartment is offered for sale providing an appealing option for first time buyers, investors or anyone seeking a deceptively spacious home ready to move into. The property features open plan living incorporating a modern kitchen with built in appliances, two bedrooms and a bathroom with white suite inclusive of over bath shower. It also benefits from an EPC rating of C and falls within Council Tax Band B.

Situated in Rainton Gate, West Rainton, the apartment enjoys panoramic views and convenient access to local amenities with excellent transport links via the A690, A19, A1(M) connecting nearby Houghton le Spring, Durham, Sunderland and Newcastle. Durham is typically 10 minutes by car, Sunderland 20 minutes and Newcastle 35 minutes making this a convenient base for commuting to employment and universities throughout the north-east. Regular, easy accessible bus services are available for those relying on public transport.

Local schools and colleges in and around Durham, Houghton le Spring and the surrounding areas as well as easy reach of universities in Durham and Sunderland enhance the property's appeal for both owner occupiers or buy to let investors.

The apartment benefits from a gated entrance with allocated resident parking, dedicated visitor parking and a secure intercom entry system.

Leasehold with 105 years remaining on the lease.

11 Lambton View

£93,000

Communal Entrance

Via Intercom system

Hallway

Good sized entrance incorporating storage cupboard, radiator, new carpet.

Living Room/Kitchen

UPVC Double glazed bay window to living room with Venetian blinds, double glazed window to kitchen with roller blind. Living room newly carpeted including wall mounted feature electric fire. Kitchen includes breakfast bar, base, wall and drawer units with complimentary worktops and tiles featuring electric ceramic hob, oven, cooker hood, concealed gas boiler, integrated washer/dryer, fridge / freezer, downlighting with adjacent compact dining area.

Bedroom One

Upvc double glazed window, vertical blind, radiator, new carpet.

Bedroom Two

Upvc double glazed window, vertical blind, radiator, new carpet.

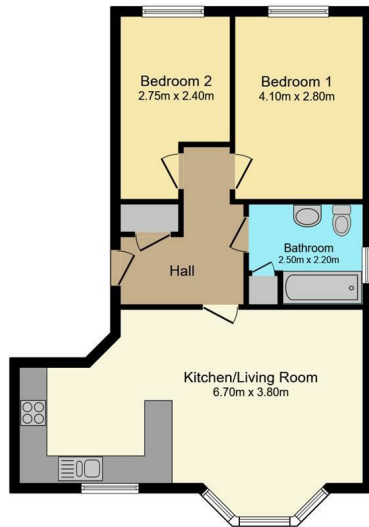
Bathroom

Upvc double glazed window, radiator, white suite comprising panelled bath, overhead shower, vanity unit including concealed WC and wash basin, mirror with storage/airing cupboard.

Externally

Allocated resident parking with designated visitor parking. Communal garden to rear.





Floor Plan
Floor area 61.3 sq.m.

Total floor area: 61.3 sq.m.

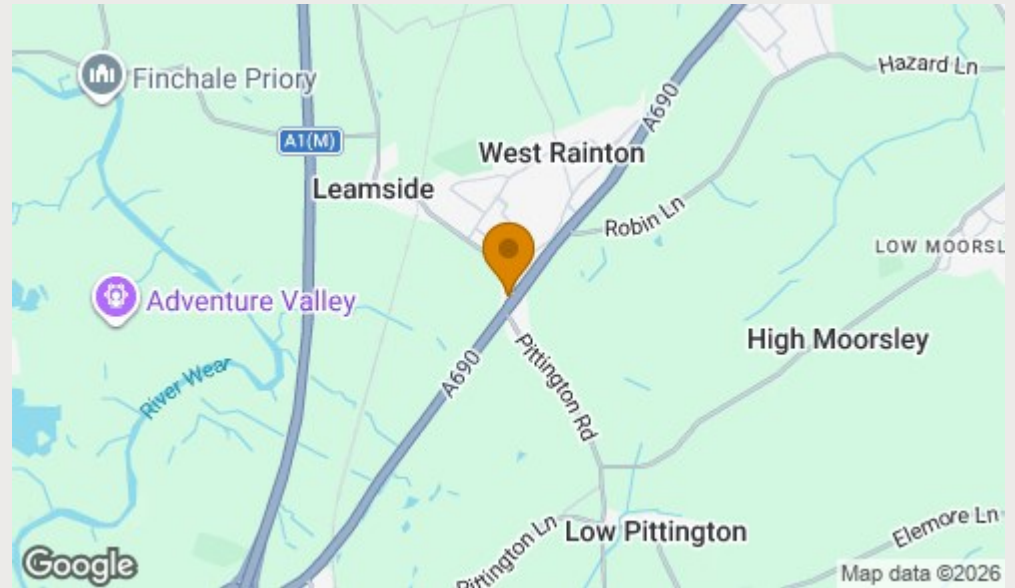
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Local Authority: Durham County Council

Council Tax Band: B

Directions



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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