



1 Wallace Street

Houghton Le Spring
Tyne And Wear
DH4 5BG

Offers Over **£105,000**
Freehold

Three Bedrooms
Mid Terraced House
Gas Central Heating & Double Glazing
Immaculate, Spacious & Modern
Close to Local Amenities and Transport
Links
Viewing Recommended





Safe and Secure are delighted to welcome to the market this Three Bedroom Mid Terraced House in the popular area of Wallace Street, Houghton le Spring.

This well presented home benefits from gas central heating, double glazing, and enclosed yard to rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

ENTRANCE HALL

Double glazed entrance door, radiator.

LOUNGE

10' 3" x 13' 3" (3.14m x 4.04m) Double glazed window to front, radiator, inset feature electric fire.

DINING ROOM

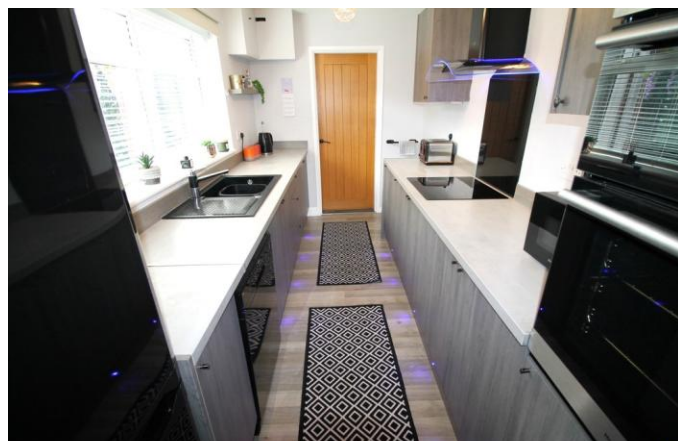
14' 3" x 13' 5" (4.36m x 4.11m) Double glazed window to rear, radiator, stairs to first floor.

KITCHEN

13' 6" x 6' 9" (4.13m x 2.08m) Fitted with a modern range of wall & base units with coordinating work surfaces over, built in electric oven and hob with extractor over, single drainer large bowl sink unit, space for dishwasher, radiator, double glazed window to rear.

REAR HALL

Double glazed door to rear yard, built in storage cupboard housing plumbing for washing



machine.

BATHROOM

White 3 piece suite comprising of a panelled bath with shower over, vanity wash basin and w.c unit, tiled walls, radiator, double glazed window to rear.

FIRST FLOOR LANDING

MASTER BEDROOM

13' 8" x 9' 8" (4.19m x 2.95m) Double glazed window to rear, fitted wardrobes, coving to ceiling, radiator, built in storage cupboard housing a combination boiler.

ENSUITE

White 2 piece suite comprising of a vanity unit wash basin and saniflow low level w.c.

BEDROOM 2

8' 2" x 8' 10" (2.51m x 2.71m) Double glazed window to front, fitted wardrobes, radiator.

BEDROOM 3

9' 8" x 6' 9" (2.96m x 2.07m) Double glazed window to front, fitted wardrobes, radiator.

REAR YARD

Outbuilding providing storage, walled boundaries.

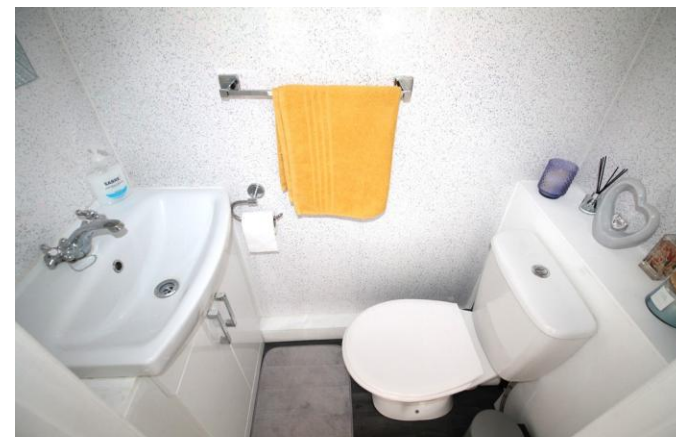


Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

D



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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.