



13 St Matthews Terrace

Houghton Le Spring
Tyne & Wear
DH4 4SU

Asking Price Of **£134,950**
Freehold

Three Bedrooms
Semi Detached House
Gas Central Heating & Double Glazing
Gardens Front and Rear
Close to Local Amenities & Transport
Links
Viewings Recommended



Safe and Secure welcome to the market this Three Bedroom Semi Detached House in the popular area of St Matthews Terrace, Houghton Le Spring.

The property benefits from gas central heating, double glazing and gardens front and rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

PORCH

Double glazed entrance door, double glazed windows to front and side, courtesy light.

ENTRANCE HALL

Double glazed entrance door and staircase to first floor.

LIVING ROOM

16' 0" x 12' 1" (4.90m x 3.70m) Double glazed windows to front and rear, telephone point, television point and radiators.

DINING ROOM

12' 6" x 8' 11" (3.82m x 2.74m) Double glazed window to front and radiator.

KITCHEN

15' 8" x 6' 8" (4.79m x 2.04m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in electric hob, extractor hood, space for washing machine, tiled walls, storage cupboard, radiator and double glazed



window to rear.

LANDING

Double glazed window to rear and access to roof space.

MASTER BEDROOM

17' 4" x 13' 5" (5.29m x 4.10m) Double glazed windows to front, side and rear, television point and radiator.

DRESSING ROOM

Double glazed window to rear and radiator.

BEDROOM TWO

12' 0" x 11' 0" (3.68m x 3.36m) Double glazed window to front, storage cupboard and radiator.

BEDROOM THREE

8' 5" x 12' 4" (2.58m x 3.78m) Double glazed window to rear, storage cupboard and radiator.

BATHROOM

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level wc, extractor fan, heated towel rail and double glazed window front.

FRONT GARDEN

Laid mainly to lawn with paved area.

REAR GARDEN

Laid mainly to lawn, paved areas and driveway with walled boundaries.

GARAGE

Attached single garage with roller shutter door.



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.