



Coxgreen Road, Penshaw, Houghton Le Spring  
Offers Over £145,000

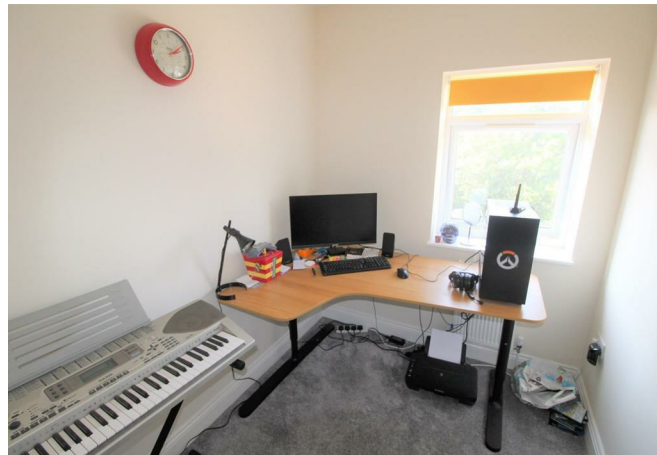
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RICHARDSONS 



# Coxgreen Road Houghton Le Spring, DH4 7AX

- SEMI DETACHED
- THREE BEDROOMS
- GREAT LOCATION
- IDEAL FOR FIRST TIME BUYERS
- LARGE REAR GARDEN
- DOWNSTAIRS W.C
- MODERN BUILD
- EPC RATING B



Offers Over £145,000



IDEAL FIRST TIME BUY. Situated in the popular area of Penshaw we welcome this beautiful, modern three bed semi -detached home. The property comprises of an entrance hall, a spacious kitchen/diner, downstairs w.c and a lounge with French doors overlooking a great sized West facing rear garden. To the first floor there are three good sized bedrooms and a well-appointed bathroom/W.C.

The property is ideally located and has access to major road networks such as A690, A19 and A1 are within easy reach. Externally the property has a large driveway and a good sized rear garden with patio area.

A viewing of the property is recommended to get a true feeling of what the property offers please call now to arrange.



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

**Lounge** 14'9" x 9'10" (4.5 x 3.0)

Double glazed window, radiator and French doors.

**Kitchen** 16'4" x 11'5" (5.0 x 3.5)

Comprising of a range of wall and base units, double glazed window, stainless steel sink unit, electric oven, gas hob, extractor, built in cupboard, radiator, plumbing for washing machine, laminate flooring, space for fridge/freezer and wall mounted gas central heating boiler concealed in cupboard.

### Bathroom

Comprising of partial tiled walls, laminate flooring, panelled bath, wash hand basin, low level W.C, double glazed window and heated towel radiator.

**Master Bedroom** 12'5" x 8'10" (3.8 x 2.7)

Double glazed window, built in cupboard and radiator.

**Bedroom 2** 11'1" x 7'10" (3.4 x 2.4)

Double glazed window and radiator.

**Bedroom 3** 7'10" x 6'2" (2.4 x 1.9)

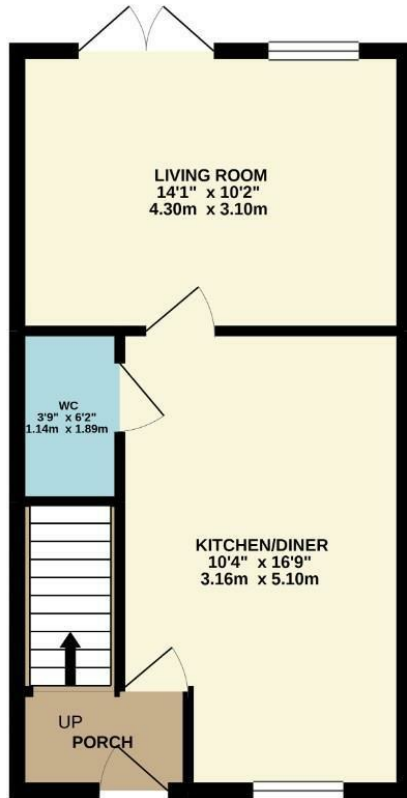
With double glazed window and radiator.

### Externally

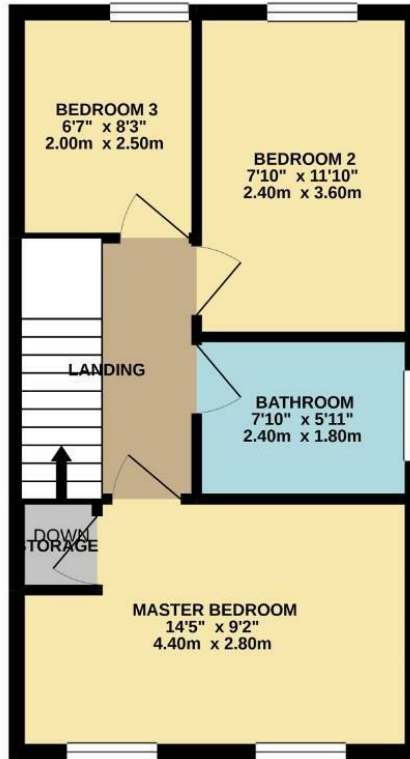
To the rear there is a large garden backing onto established trees



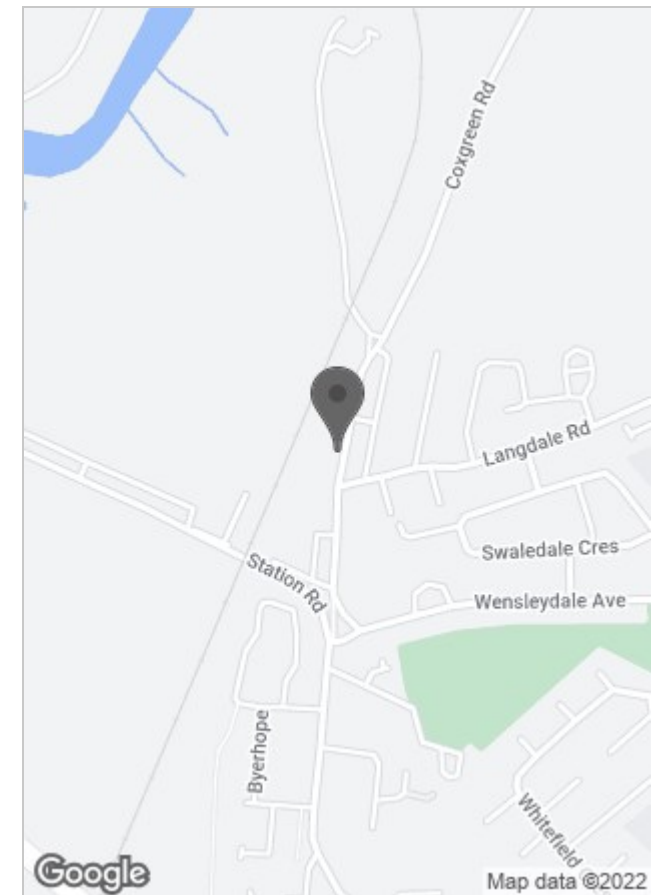
GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.