

## 24 Gilpin Street, Houghton Le Spring, DH4 5DR

£79,950

INVESTOR ALERT... this three bedroom terrace house comes with a tenant paying £475pcm. The property briefly comprises: Entrance door to hallway, spacious lounge, dining room, kitchen with appliances, ground floor bathroom, stairs to first floor and three bedrooms. Externally there is a rear yard. Additional benefits include: Gas central heating and double glazing.

## Entrance door to

### Hallway

Staircase, radiator.

### Lounge 11'3" x 11'5" (3.45m x 3.48m )



Radiator, double doors to

### Dining Room 14'0" x 11'3" (4.29m x 3.45m )

Feature fireplace, radiator, cupboard.

## Kitchen



Range of fitted wall and base units with contrasting work surfaces incorporating an electric oven and hob, stainless steel sink and drainer with mixer tap, plumbing for washing machine.

### Rear Lobby

Door to rear.

## Bathroom



White suite with chrome effect fittings comprising: Panel bath, pedestal wash basin, low level w.c.

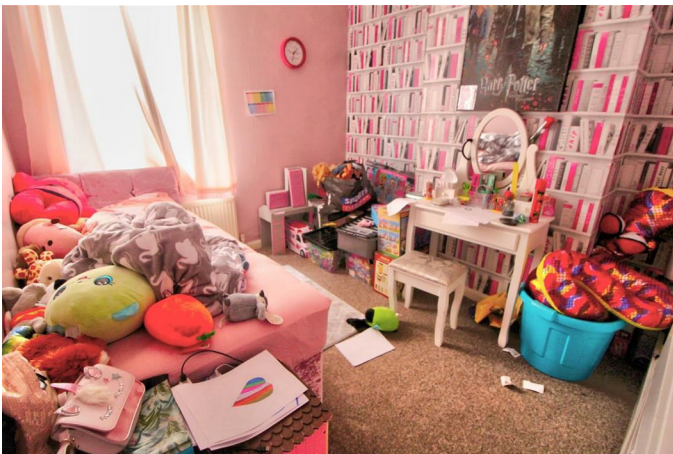
## Stairs To First Floor Landing

### Bedroom One



Radiator.

### Bedroom Two



Radiator.

### Bedroom Three

Radiator.

### Externally

Yard to the rear.

### Please Note

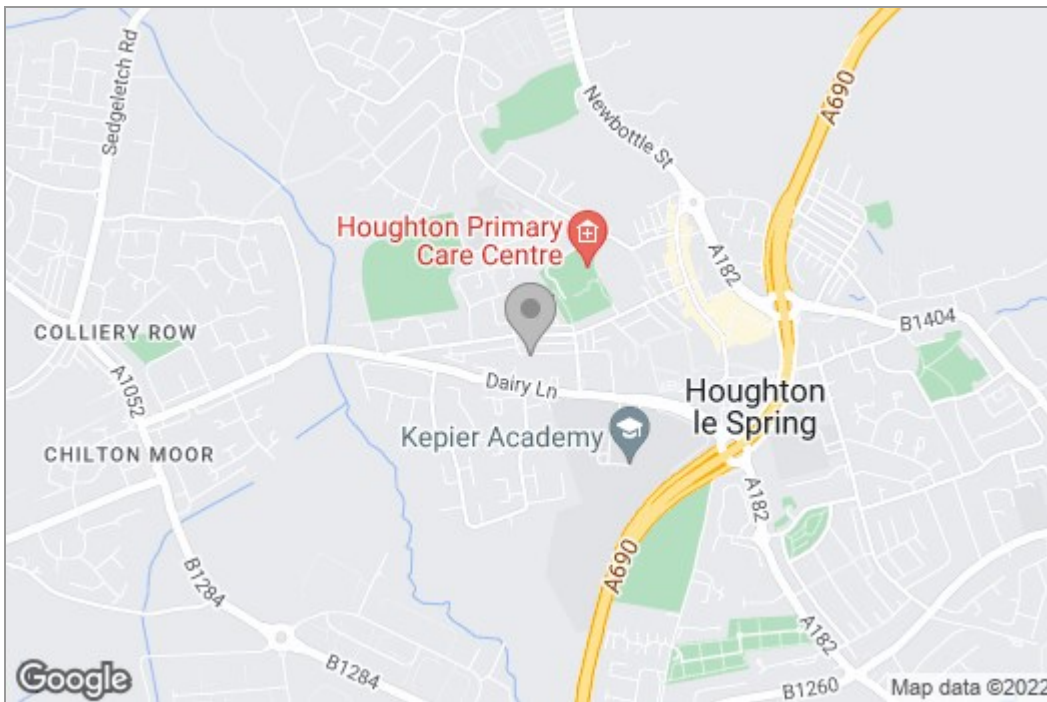
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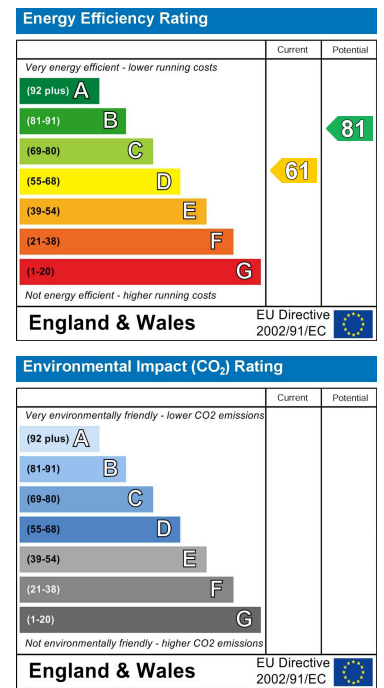
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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