



MICHAEL HODGSON

estate agents & chartered surveyors



STATION ROAD, HOUGHTON LE SPRING £299,950

We are delighted to welcome to the market this immaculately presented substantial 3 storey 5 bed link detached town house situated on a popular and convenient modern residential development boasting superb communication links to Sunderland, Washington, Newcastle, Durham in addition to the A19, A1(M), local shops, schools and amenities. The property benefits from Gas Central Heating, Double Glazing, contemporary decor and many extras of note. The generous living accommodation is arranged over 3 floors and briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen / Breakfast Room, Utility, WC, To the First Floor, landing, 3 Bedrooms, Family Bathroom and an En Suite to the master Bedroom and to the Second Floor, 2 Bedrooms and a Bathroom. Externally there is a front garden whilst to the rear is a garden with paved patio area and lawn. There is a double length garage and driveway for off street parking for one car. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Link Detached

5 Bedrooms

Kitchen / Breakfast Room

Double Garage

Town House

Living Room

2 Bathroom's & En Suite

EPC Rating: C



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Entrance Hall
Stairs to the first floor, cupboard under stairs.

Living Room
17'2" x 14'11"
The living room has two double glazed window and double glazed French doors opening to the rear garden, two radiators.

Dining Room
11'1" x 10'4"
The dining room has a double glazed window, to the front elevation, double radiator.

Kitchen / Breakfast Room
9'9" x 17'1"
The kitchen has a comprehensive range of floor and wall units, tiled splashback, sink and drainer with mixer tap, tiled floor, integrated dishwasher, electric oven, gas hob with extractor over, double glazed window to the front elevation.

Utility
6'7" x 5'8"
Range of floor units and shelving, cupboard with wall mounted gas central heating boiler, tiled floor, plumbed for washer, door to the rear garden, extractor, integrated fridge.

WC
White suite comprising lower level wc, pedestal basin with tiled splashback, radiator, tiled floor, double glazed window.

First Floor
Landing double glazed window, radiator.

Bedroom 1
18'5" max x 11'6" max
Rear facing, double glazed window, double radiator, dressing area.

En Suite
White suite comprising low level wc, pedestal basin, shower with

rainfall style shower head and tiled surround, double radiator, double glazed window, tiled floor, recessed spot lighting, extractor.

Bedroom 2
11'3" x 10'1"
Front facing, double glazed window, radiator.

Bedroom 3
8'1" x 8'8"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising low level wc, pedestal basin, bath with mixer tap and shower attachment, extractor, double radiator, tiled floor.

Second Floor
Landing, loft access, storage cupboard.

Bedroom 4
17'8" x 8'7"
Double glazed window to the front elevation velux style window, t fall roof in part, storage cupboard, double radiator.

Bedroom 5
17'2" x 10'2"
Front facing, double glazed window, double radiator, velux style window, t fall roof in part.

Bathroom
White suite comprising low level wc, pedestal basin, bath with tiled splashback, tiled floor, t fall roof in part, velux style window, double radiator, recessed spot lighting, extractor.

Garage
Double length driveway accessed via an up and over garage door with driveway parking for one car.

Externally
Externally there is a front garden whist to the rear is a garden with paved patio area and lawn

M I C H A E L H O D G S O N

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