

CONWAY
&
CHRISTIE



Myre Cottage Church Street, Houghton Le Spring
Houghton Le Spring

Offers in Region of **£250,000**



Myre Cottage Church Street

Houghton Le Spring, Houghton Le Spring

Charming cottage blending historic appeal with modern comforts in a tranquil setting. Features include log burning fireplace, landscaped garden with fruit trees, and spacious garage. Two double bedrooms, family bathroom, and inviting living spaces. No chain.

Council Tax band: D

Tenure: Freehold

- Rare Property To Market
- Two Double Bedrooms
- Large Garage & Driveway
- Walking Distance To Town Centre
- No Onward Chain
- Beautiful Rear Gardens





Entrance Hall

8' 0" x 5' 0" (2.44m x 1.52m)

Via composite door with panelling to walls, stain glass window, access to both lounge and kitchen.

Lounge

18' 0" x 12' 0" (5.49m x 3.66m)

With log burning fire and surround, three UPVC double glazed windows, stairs to first floor, picture rail, dado rail, TV point and radiator.

Dining Room

12' 0" x 11' 0" (3.66m x 3.35m)

With exposed stone feature wall, UPVC double glazed window, dado rail and radiator. EDITVIEW

Breakfast Room

11' 0" x 7' 0" (3.35m x 2.13m)

With French doors leading to rear garden and radiator.

Kitchen

14' 0" x 9' 0" (4.27m x 2.74m)

Range of wall and base units with rolltop work surfaces, sink with mixer tap and drainer, tiled splashback, two UPVC double glazed windows, plumbing for washing machine, storage cupboard and access to breakfast room.

First Floor Landing

With UPVC double glazed window.

Bathroom

5' 0" x 7' 0" (1.52m x 2.13m)

White three piece suite comprising panel bath with electric shower over, pedestal wash basin and low level WC, with UPVC double glazed window, tiled walls and radiator.

Bedroom 1

10' 0" x 12' 0" (3.05m x 3.66m)

Bedroom 2

12' 0" x 12' 0" (3.66m x 3.66m)





FRONT GARDEN

Patterned concrete drive, lawn

REAR GARDEN

lawned garden with decking and walled and fenced boundaries, gate to garage and drive.

GARAGE

Single Garage

Single garage with power and up and over door, driveway parking





Conway & Christie

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