



Stuart Edwards
ESTATE AGENTS

THE NORTH WING, MORTON HOUSE, CHILTON MOOR,
HOUGHTON-LE-SPRING, DH4 6QA
FOR SALE £400,000

DURHAMS MOST EXPERIENCED PROPERTY PROFESSIONALS





LOCAL AREA

Sheltering in its own wooded estate, accessed through a secure gated entrance. Within easy reach of Sunderland 8.5 miles and Durham City only 7 miles. Transport routes are within a few minutes drive as the A1, A167 and A690 main roads are all nearby.

RECEPTION ROOM

With entrance door leading out to the walled garden. Housing 2 oil fired boilers providing comprehensive heating and hot water throughout the property. To the other side of the room there are the back stairs to first and second floors.

RECEPTION ROOM

With feature inglenook fireplace.

UTILITY ROOM

19' 2" x 7' 2" (5.84m x 2.18m) The utility room comprises of heavy duty worktops with Belfast sink and ceramic tiled floor.



CLOAKROOM/WC

Generously sized cloakroom/w.c. Chequered tiled ceramic floor with wash hand basin and w.c. Second doorway leads back through to side corridor.

FIRST FLOOR

BEDROOM

20' 4" x 16' 4" (6.20m x 4.98m) "L" shape room with feature fireplace and double radiator. Measurements relate to the overall size.

BEDROOM

16' 2" x 15' 1" (4.95m x 4.60m) Built in wardrobes, feature fireplace and double radiator. Leads through to jack and jill style en suite/guest bathroom.

EN-SUITE BATHROOM

Fully ceramic tiled to be used as a wet room with wall mounted chrome heated towel rail. Suite comprises of modern style bath, Shower, wash hand basin and w.c.

SECOND FLOOR

BEDROOM

23' 11" x 16' 6" (7.29m x 5.03m) Double radiator and 3 velux windows, access to loft space. The loft space could easily be converted to provide yet further accommodation.

BEDROOM

12' 11" x 19' 8" (3.94m x 5.99m) Double radiator.

FEATURES

It is worth noting that all the rooms in the property benefit from exquisite features. As well as the majority of the rooms having feature fireplaces and original style windows, the rooms on the ground floor benefit from incredible detailed plasterwork. The cornicing and ceiling roses of the formal drawing room, sitting room and dining room have been beautifully restored and provide added interest.

TENURE - FREEHOLD

.We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals.
Our properties are displayed on OnTheMarket.com

THANK YOU

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

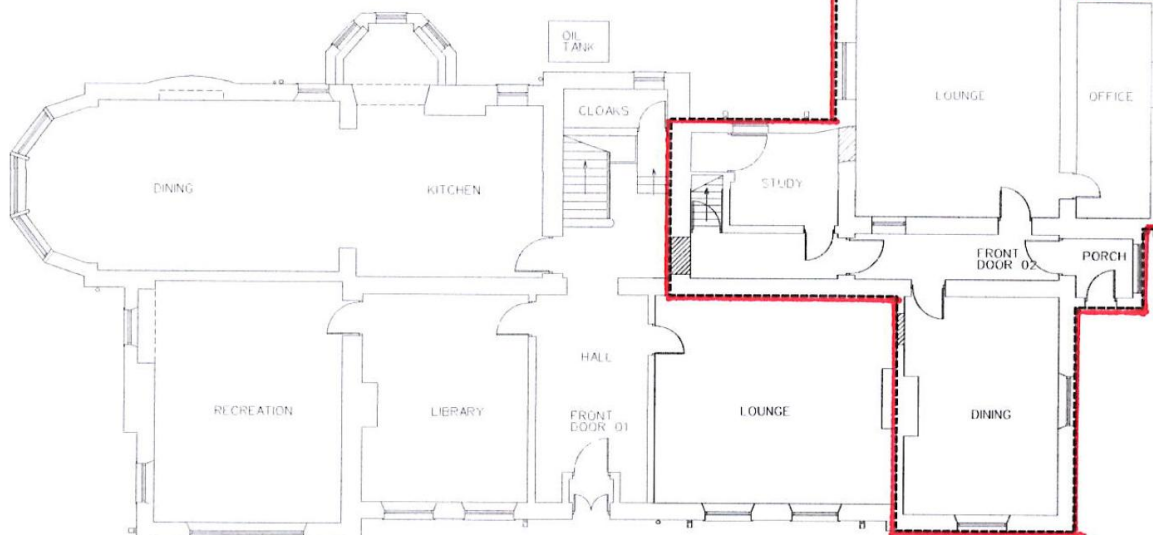
Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



PLASTERBOARD + APPROPRIATE INSULATION TO BLOCK UP
RELEVANT INTERNAL OPENINGS AND DIVIDE PROPERTIES
ENSURE FINISH IS IN KEEPING WITH PROPERTIES CURRENT
INTERNAL APPEARANCE

EXISTING INTERNAL TIMBER PARTITION REMOVED
NON ORIGINAL TIMBER PARTITION REMOVED TO CREATE LARGER KITCHEN
AREA, THIS WALL ADDS NO CHARACTER AND REMOVING IT WILL PROVIDE A
SPACE MORE LIKE THE ORIGINAL BUILDING

BOUNDARY OF NEW HOUSE 2, HOUSE 1 IS MADE UP OF THE
REMAINING EXISTING PROPERTY



GROUND FLOOR PLAN

REVISION DATE: DESCRIPTION



PROPOSED CHANGE OF
USE ALBION HOUSE,
FENCE FIELDS
HOUGHTON LE SPRING

PROPOSED GROUND
FLOOR PLAN

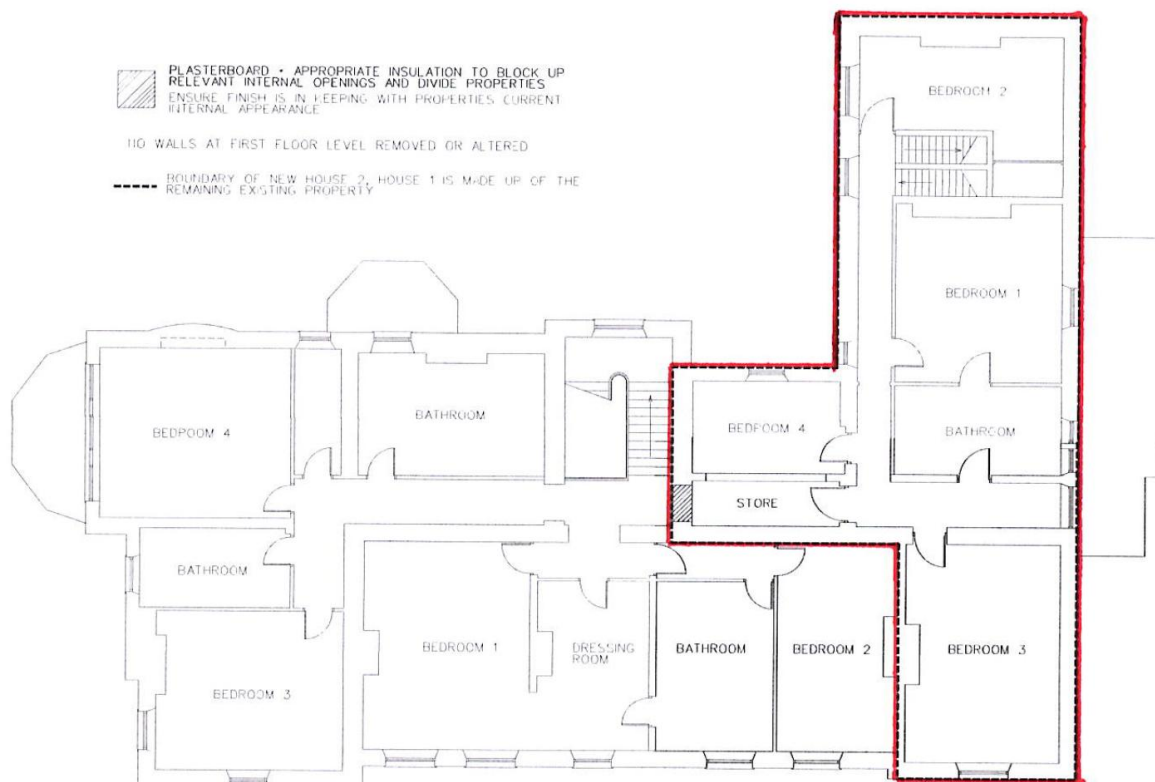
PROJECT NO.	2735	DATE	C-02
DATE	SEP 15	SCALE	1:500
DRAWN BY		E.K.	
PAPER MICHELLA ARCHITECTS			



 PLASTERBOARD + APPROPRIATE INSULATION TO BLOCK UP RELEVANT INTERNAL OPENINGS AND DIVIDE PROPERTIES
ENSURE FINISH IS IN KEEPING WITH PROPERTIES CURRENT INTERNAL APPEARANCE

110 WALLS AT FIRST FLOOR LEVEL REMOVED OR ALTERED

----- BOUNDARY OF NEW HOUSE 2, HOUSE 1 IS MADE UP OF THE REMAINING EXISTING PROPERTY



FIRST FLOOR PLAN

	
<p>PLANNING</p>	<p>PLANNING</p>
<p>PROPOSED CHANGE OF USE AT MORTON HOUSE, FINEG HOGGERS, HOUGHTON LE SPRING</p>	<p>PROPOSED CHANGE OF USE AT MORTON HOUSE, FINEG HOGGERS, HOUGHTON LE SPRING</p>
<p>PROPOSED FIRST FLOOR PLAN</p>	<p>PROPOSED FIRST FLOOR PLAN</p>
<p>PROJECT NO: 2735</p>	<p>PROJECT NO: C-03</p>
<p>DATE: SEP 16</p>	<p>DATE: 15/08/21</p>
<p>DESIGN: PRINCILLA ARCHITECTS</p>	<p>DESIGN: PRINCILLA ARCHITECTS</p>
<p>SCALE: 1:50</p>	<p>SCALE: 1:50</p>

