



£525

Chapel Row, Philadelphia, DH4 4JB

Only from an internal inspection will you truly appreciate the beautifully presented and well proportioned accommodation which this mid terraced property has to offer.

The property is superbly located within a sought after area being ideal for commuting to either Sunderland, Durham or Newcastle, whilst offering stunning views over open countryside to the rear.

Internally the spacious accommodation briefly comprises; reception hall, kitchen/dining room, lounge, at first floor there are 3 good sized bedrooms 2 of which benefit from fitted wardrobes and are all served by the well appointed house bathroom.

Externally there is a rear enclosed yard, secure off street parking, out building with power and lighting, additionally there is a beautifully stocked private enclosed garden beyond the lane.

Additionally the property benefits from gas central heating with combi boiler and full double glazing.

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Accommodation Comprises

Hall

Lounge

14'11" x 14'1" (4.55m x 4.29m)



Plantation style shutters, feature fireplace, gas fire, double doors opening to;

Kitchen/Dining Room

18'8" x 14'0" (5.71m x 4.27m)



Fully fitted kitchen comprising; a range of base & eye level units, co-ordinate worktops, together with a range of integrated appliances to include, cooker, gas hob, fridge freezer, sink & draining unit. Access to yard.



First Floor



Landing

Bedroom - Rear

14'8" x 12'2" (4.46m x 3.70m)



Fitted wardrobes.

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Bedroom - Front

15'11" x 11'6" (4.86m x 3.51m)



Fitted wardrobes, plantation style shutters

Bedroom - Front

12'0" x 6'11" (3.66m x 2.10m)



Plantation style shutters

Bathroom



Panel bath, pedestal wash hand basin.

Externally



Externally there is a rear enclosed yard , secure off street parking, out building with power and lighting, additionally there is a beautifully stocked private enclosed garden beyond the lane.

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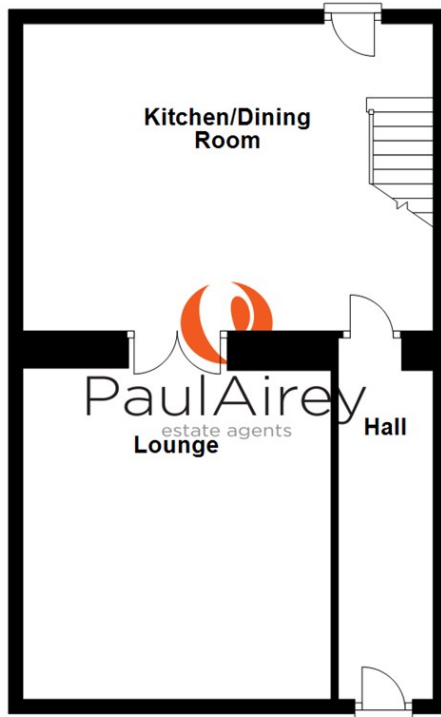


Rear Aspect



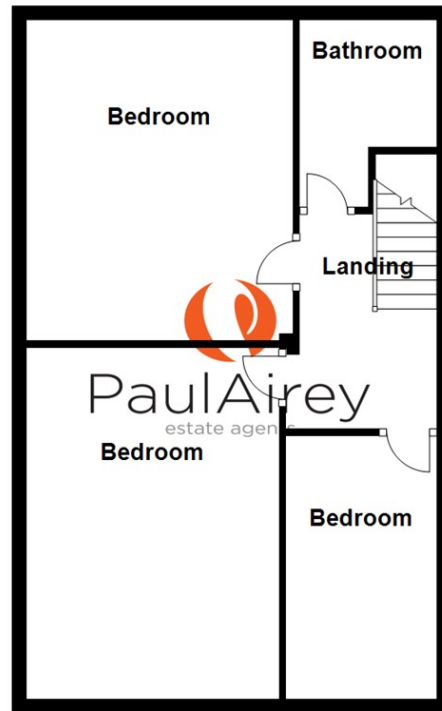
Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



Total area: approx. 107.6 sq. metres (1158.5 sq. feet)


Disclosure - This floor plan cannot be relied upon for measuring of any fixtures and fittings and is for illustration purposes only.
Plan produced using PlanUp.

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Purchasing Procedure - To make an offer once you are interested in buying this property please contact our sales office as soon as possible. Any delay may result in the property being sold to someone else. Very Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared the sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details and photographs remain exclusive to Paul Airey Chartered Surveyors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		68	80
England & Wales		EU Directive 2002/91/EC	