## goodmové



## 2 Woodhall Spa, Houghton Le Spring, DH4 4QL Offers in excess of £230,000

Welcome to this charming detached house located in the picturesque area of Woodhall Spa, Shiney Row. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The two bathrooms in this property provide convenience and comfort for the whole household, ensuring that busy mornings run smoothly and evening routines are a breeze.

There is plenty of room to personalise and make this house your own. Whether you are looking to create a cosy reading nook, a home office, or a playroom for the little ones, the possibilities are endless.

Don't miss the opportunity to own this delightful property in Woodhall Spa, Shiney Row. Book a viewing today and envision the life you could build in this wonderful home.



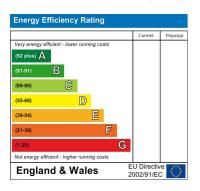


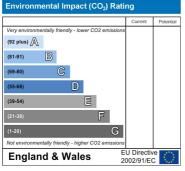


## **Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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