



13 Lyons Avenue, Houghton Le Spring, DH5 0HS

Offers over £225,000





IT IS FINISHED AT
SUNDERLAND
MANCHESTER UNITED HAVE
DONE ALL THEY CAN
THAT ROONEY GOAL WAS ENOUGH FOR
THREE POINTS
MANCHESTER CITY
ARE STILL ALIVE HERE
BALOTELLI.....
WATEROOOOO!
I SWEAR YOU'LL NEVER SEE
ANYTHING
LIKE THIS EVER AGAIN!
SO WATCH IT!
DRINK IT IN!
THEY'VE JUST HEARD THE NEWS AT THE
STADIUM OF LIGHT
TWO GOALS IN ADDED TIME FOR
SUNDERLAND
TO SNATCH THE TITLE
AWAY FROM MANCHESTER UNITED
STUPENDOUS!!
MARTIN TYLER - 13 MAY 2012



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It is with great pleasure, Moovd offer to the open market, this simply stunning and extremely well finished four-bedroom end terrace family residence.

The accommodation on offer, boasts many charming original features including an inglenook fireplace with multi fuel burner, a quirky window seat and beautifully finished features such as a large central island in the kitchen, making it the real heart of this fantastic home.

The ground floor living space briefly comprises entrance porch leading into the large lounge with feature brick inglenook fireplace and staircase to first floor. To the left of the lounge is the open plan kitchen diner with central island and many useful integrated appliances and separate seating area. A practical utility room separates this from the main family bathroom, with free standing feature roll top bath. To first floor is an open landing with banister and natural light flooding in from a large window. There are four generous sized bedrooms, all of double size and a useful shower room W.C. Externally is a front forecourt garden with lawn and to the rear an enclosed yard, with raised decked area and covered BBQ and storage. Across the rear lane is a large garden and detached double garage.

The property lies close to Houghton le Spring town centre and the A19, allowing an easy commute further afield to nearby Durham, Sunderland and Newcastle. The village itself boasts plenty of day to day amenities including Easington Lane Primary School with an Ofstead rating of 'Good', travel agent, hairdressers and Post Office.

An internal viewing comes highly recommended to appreciate what this home has to offer.

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Porch

Living Room 16'5" x 15'2" (5.01 x 4.63)

Kitchen/ Diner 12'5" x 24'4" (3.81 x 7.43)

Utility 7'10" x 6'7" (2.40 x 2.01)

Downstairs family bathroom

First floor landing

Bedroom 1 12'9" x 14'0" (3.91 x 4.27)

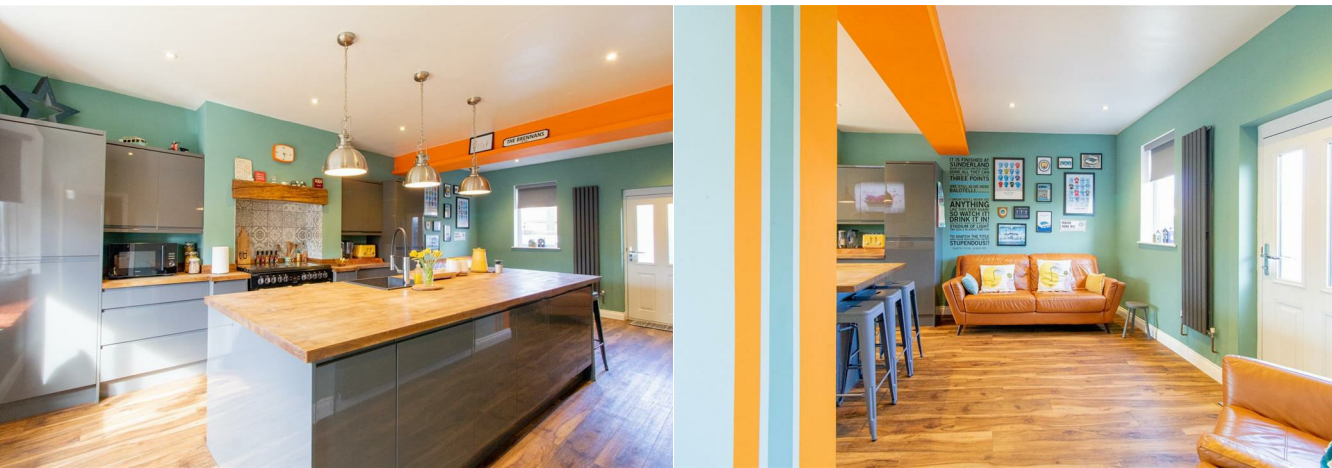
Bedroom 2 14'5" x 13'2" (4.41 x 4.03)

Bedroom 3 13'2" x 9'6" (4.03 x 2.91)

Bedroom 4 12'9" x 9'6" (3.90 x 2.92)

Shower Room

External







Floor Plans



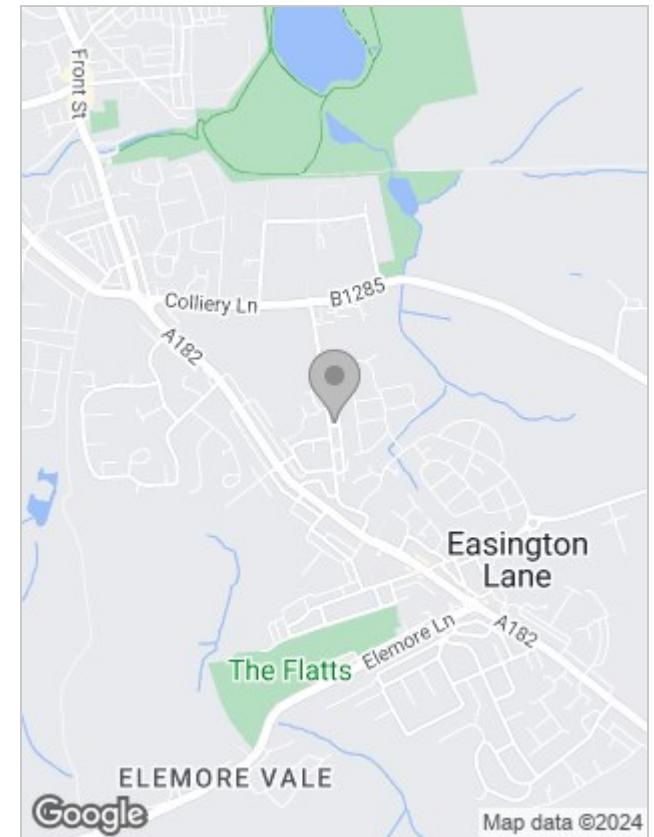
Viewing

Please contact our Durham Office on 0191 9097020 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Location Map



Energy Performance Graph

