



52 Station Road, Houghton Le Spring, DH5 0AT

£60,000

Guide Price £60,000+

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction on 5th December 2024, this smartly presented three bedroom terraced property in the popular area of Hetton-Le-Hole. The property is a ready made BTL investment or could make a fantastic family home.

The property briefly comprises: entrance hallway with storage cupboard and access to dining room, into light and airy lounge. To the rear is a fully fitted kitchen and white family bathroom. To first floor is a central landing leading to three bedrooms, all of excellent size. Externally is a rear yard.

Hetton le Hole itself offers a range of day to day amenities, on the doorstep. Houghton Le Spring is a couple of miles away via excellent road and bus networks and access onto the A690 and further afield via the A1 & A19 corridors.

Station Road would be the perfect investment for any BTL purchaser and is turn-key ready. Viewings strictly by appointment only.

Entrance hallway

Front door, under stairs storage cupboard, door into dining room.

Dining Room 13'10" x 12'2" (4.23 x 3.73)

UPVc double glazed window to rear, radiator, open spindle staircase to first floor.

Lounge 13'1" x 11'6" (4.01 x 3.51)

UPVc double glazed window to front, radiator, Adam style feature fireplace and fire.

Kitchen 14'7" x 6'6" (4.46 x 1.99)

UPVc double glazed window to side, fitted with a range of base and wall units with contrasting work surface, wall mounted boiler, white sink with drainer unit and mixer tap, cooker point, splash back tiling.

Bathroom

UPVc double glazed and frosted window to rear, white suite including paneled bath, pedestal hand basin, w/c, splash back tiling.

Bedroom 1 13'11" x 10'3" (4.25 x 3.14)

UPVc double glazed window to rear, radiator.

Bedroom 2 13'4" x 8'1" (4.08 x 2.47)

UPVc double glazed window to front, radiator.

Bedroom 3 9'7" x 6'6" (2.94 x 1.99)

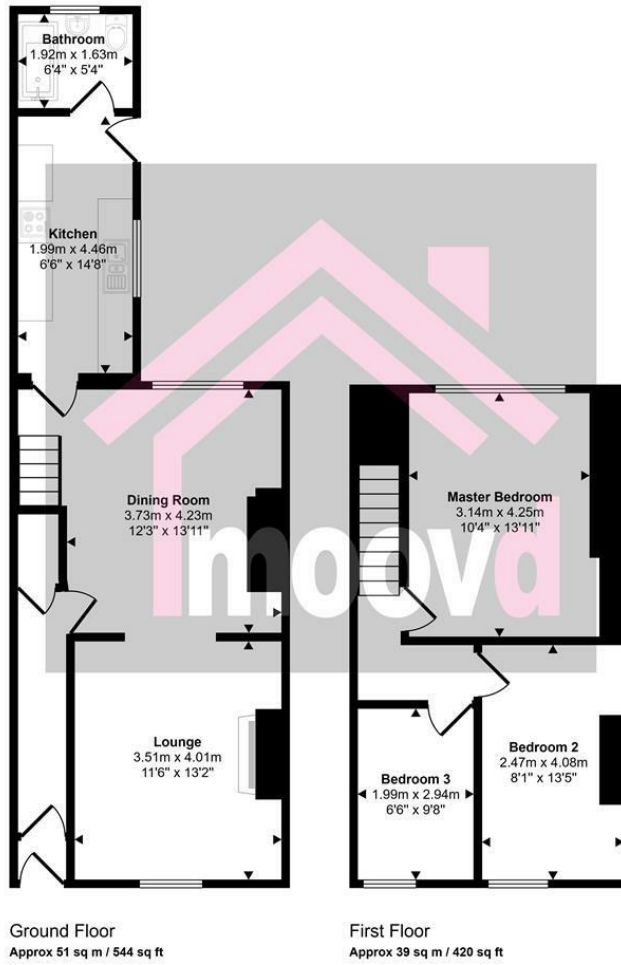
UPVc double glazed window to front, radiator.

External

Front forecourt, rear yard with access via gate.

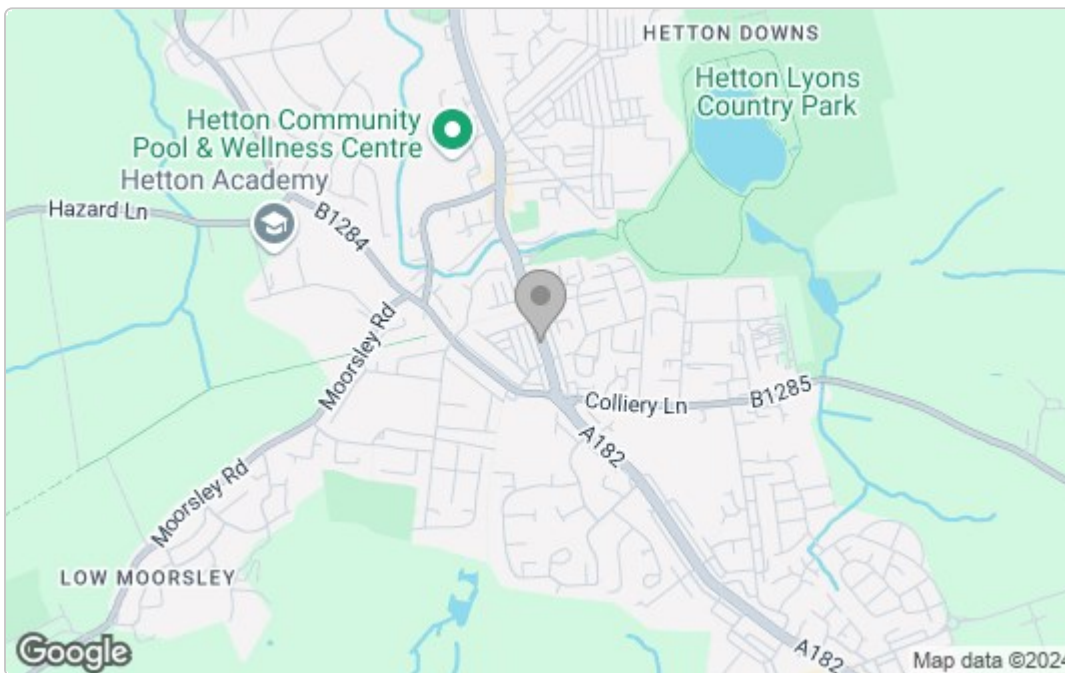
Floor Plan

Approx Gross Internal Area
89 sq m / 963 sq ft

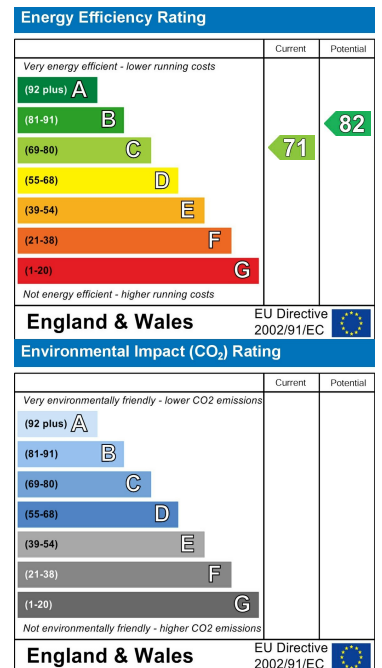


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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