

HUNTERS®

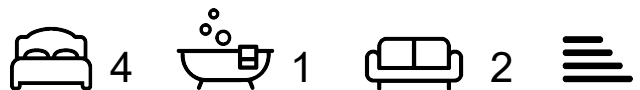
HERE TO GET *you* THERE



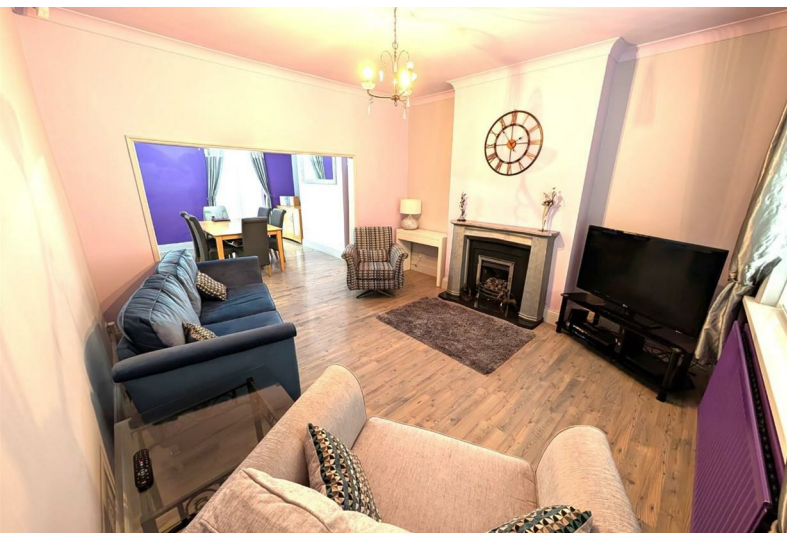
Houghton Road

Hetton-Le-Hole, Houghton Le Spring, DH5 9PG

£125,000



Council Tax: A



20 Houghton Road

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Vestibule & Hallway

Situated at the front of the residence the area accommodates both an entrance vestibule and hallway with an exterior double glazed door, a further door to the hall, convenient laminated flooring, a radiator and stairs to the first floor accommodation.

Lounge

13'10" x 13'7" (4.22m x 4.16m)

A wonderful principle reception room which provides an eye catching fireplace inset with a living flame gas fire complimented with laminated flooring, a radiator, double glazed windows and an open plan aspect to the dining room.

Dining Room

14'1" x 11'10" (4.30m x 3.61m)

Located at the rear of the home the pleasant dining room provides accessibility into the private rear courtyard by means of double glazed patio doors and features a continuation of the laminated flooring from the lounge and a radiator.

Kitchen

15'6" x 8'5" (4.74m x 2.58m)

Nestled off the dining room at the rear of the residence this wonderful kitchen comprises of a wealth of both wall and floor cabinets finished in gloss white colour tones and contrasting granite effect work surfaces which integrate a white thermoplastic one and a half bowl sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear courtyard. Additional attributes include a convenient tiled floor, plumbing for an automatic washing machine and an integral multifuel range style cooker positioned below an elevated brushed steel extractor canopy.

Rear Hallway

Providing accessibility into the rear courtyard by means of a double glazed door, the rear hallway also provides access into both the kitchen and the family bathroom.

Family Bathroom

8'6" x 5'8" (2.60m x 1.75m)

The splendid family bathroom features a white suite comprising of a panel bath complete with an overhead shower and glazed shower screen, a low level W/c and a pedestal hand wash basin. Further accompaniments include a double glazed frosted window to the courtyard, tiled flooring and a radiator.

First Floor Landing

The charming landing area features a newel posted spindle staircase and balustrade complimented with a double glazed window positioned to the side of the home for natural light.

Master Bedroom

13'11" x 10'2" (4.25m x 3.10m)

Located at the rear of the home this wonderful master bedroom includes double glazed windows which offer lovely elevated views across the rear courtyard towards the larger than average rear gardens, convenient laminated flooring and a radiator.

Second Bedroom

13'7" x 10'6" (4.15m x 3.22m)

Positioned at the front of the home this equally appealing double bedroom features double glazed windows, laminated flooring and a radiator.

Third Bedroom

10'4" x 6'4" (3.16m x 1.95m)

Nestled adjacent to the second bedroom at the front of the home, the third bedroom includes a double glazed window set to the side elevation and a radiator.

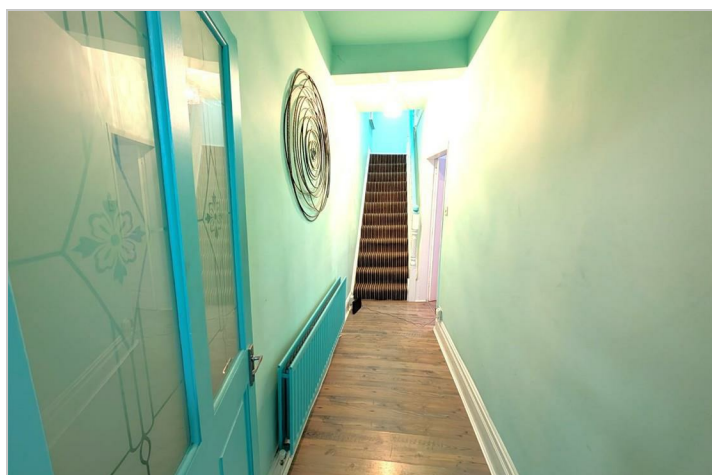
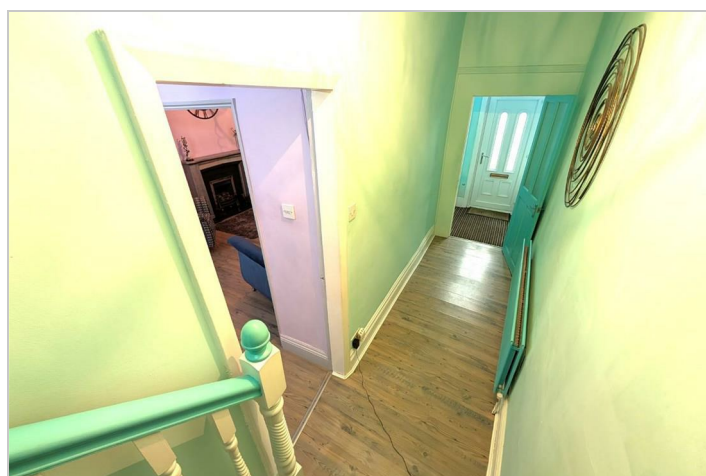
Loft

15'0" x 14'8" into recess (4.58m x 4.48m into recess)

An access door opens onto the landing area with a further staircase leading to the loft. The inspiring bedroom features a newel posted spindle balustrade and a double glazed window inset into the gable wall accompanied with an extensive range of fitted wardrobes, laminated flooring and a radiator.

Outdoor Space

There is an enclosed walled courtyard opening onto a rear access lane and spectacular larger than average gardens positioned beyond the access lane which feature off street parking for numerous vehicles or even a motorhome leading to a gated access into the private gardens comprising mostly of lawns with mature vegetation and a splendid summerhouse ideal for family gatherings and enjoyment during the warm summer months.



Road Map



Hybrid Map



Terrain Map



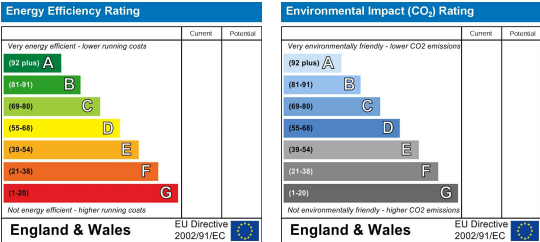
Floor Plan



Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.