



MICHAEL HODGSON

estate agents & chartered surveyors

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BRADLEY AVENUE, HOUGHTON LE SPRING £240,000

We are delighted to welcome to the market this exceptional 3 bed semi detached bungalow that has undergone a scheme of modernisation and improvements by the current owners that will not fail to impress all who view. The cul-de-sac of Bradley Avenue offers an excellent and sought after location offering convenient access to both the A19 and A1(M) in addition to shops, schools and amenities. The property boasts an impressive kitchen, stylish decor and internally briefly comprises of: Entrance Porch, Inner Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms and a Bathroom and to the First Floor a 3rd Bedroom. Externally there is a front garden and shared side driveway leading to the garage whilst to the rear is a lovely garden with paved patio area, lawn and decking area. Viewing is highly recommended to full appreciate the space, home and location on offer.

Semi Detached Bungalow

3 Bedrooms

Living Room

Kitchen / Breakfast Room

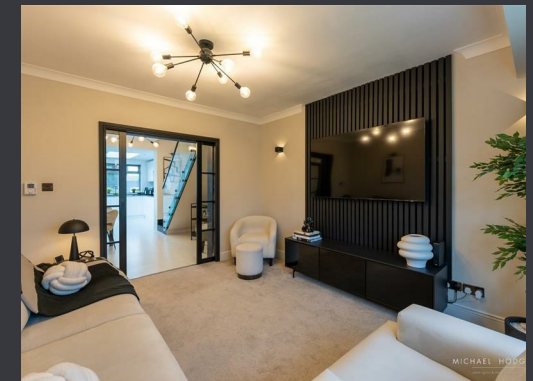
Bathroom

Garage & Gardens

Stunning Property

EPC Rating: D

MICHAEL HODG
ESTATE AGENTS & PROPERTY SURVEYORS



BRADLEY AVENUE, HOUGHTON LE SPRING

£240,000

Entrance Porch

Tiled floor, leading to the inner hall

Inner Hall

Tiled floor, radiator, storage cupboard

Living Room

10'8"11" x 13'4"

The living room has a double glazed bay window to the front elevation, radiator, sliding pocket doors.

Kitchen / Dining Room

10'9" x 22'10"

The kitchen has a range of floor and wall units, integrated fridge, freezer, storage cupboard with wall mounted gas central heated boiler, 2 double glazed windows, integrated microwave, plinth heater, tiled floors, electric hob with extractor over, sink and mixer tap, stairs to the first floor

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towel radiator, double glazed window, radiator, bath with shower over, recessed spot lighting, extractor, tiled floor

Bedroom 2

11'3" x 11'10"

Front facing, double glazed window, radiator

Bedroom 3

8'8" x 10'11"

Rear facing, double glazed window, radiator

First Floor

Landing

Bedroom 1

22'8" max x 10'2" max

Storage cupboard to the eaves, 2 Victorian sash windows, recessed spot lighting

Externally

Externally there is a front garden and shared side driveway leading to the garage whilst to the rear is a lovely garden with paved patio area, lawn and decking area.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

COUNCIL TAX

The Council Tax Band is Band C

M I C H A E L H O D G S O N

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