

# STUART EDWARDS

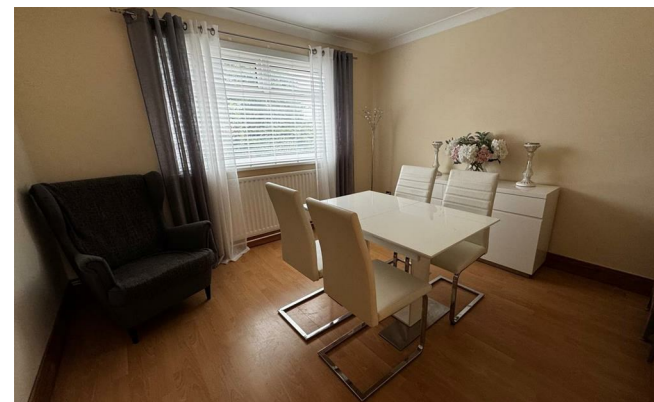


## Queensway

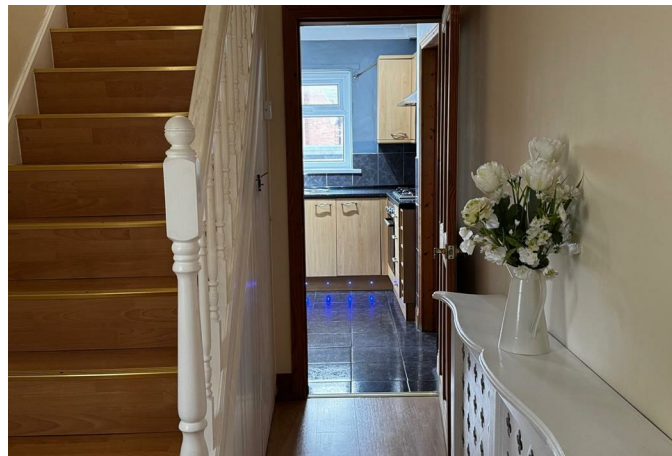
, Houghton Le Spring DH5 8EP

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- BATHROOM WITH SHOWER
- LOW MAINTENANCE GARDENS
- GOOD ROAD LINKS NEARBY
- WELL MAINTAINED
- FITTED KITCHEN
- BLOCK PAVED DRIVEWAY & LARGE GARAGE
- SUMMER HOUSE
- LOUNGE & DINING ROOM

Asking Price £125,000







#### FULL DESCRIPTION

Semi detached house maintained to a high standard. Well presented throughout the internal living accommodation comprises, entrance hallway, lounge with modern feature fire, separate dining room and fitted kitchen with rear access door. Stairs from the hallway lead to the first floor landing, 3 bedrooms and fully tiled family bathroom suite with electric shower. Externally a block paved driveway providing off road parking leads to a large detached garage and low maintenance gardens to the front and rear with summerhouse. Benefiting from gas central heating and UPVC double glazing throughout. Houghton-le-Spring lies a short distance away from the A690 dual carriage way providing good links to both the A1 and A19 for easy commuting throughout the region. The property must be viewed to appreciate this quality home on offer.

#### ENTRANCE

UPVC entrance door leading to hallway with radiator in cabinet, laminate flooring and stairs to the first floor.

#### LOUNGE

13'1 x 12'3

Wood feature fire surround with inset electric fire, radiator and laminate flooring.

#### DINING ROOM

13'0 x 11'6

Radiator and laminate flooring.

#### KITCHEN

10'2 x 7'6

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, gas hob and stainless steel extractor canopy. Ceramic tiled flooring, and composite security rear entrance door.

#### FIRST FLOOR LANDING

#### BEDROOM 1

12'0 x 12'8

Radiator and built-in cupboard.

### BEDROOM 2

10'4 x 12'4

Radiator and two built-in cupboards.

### BEDROOM 3

9'1 x 7'10

Radiator and bulk-head cupboard housing the central heating boiler.

### BATHROOM

White suite comprising, low level wc, wash hand basin, panel bath with electric shower over and glass screen, chrome heated towel rail and fully tiled walls and flooring.

### LARGE DETACHED GARAGE & BLOCK PAVED DRIVEWAY

Double gates provide access to the block paved driveway leading to a large garage with up and over doors.

### GARDENS

Low maintenance gardens to the front and rear with paved patio area, large summer house and walled and fenced boundaries.

### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2899-3943-7200-5154-1204>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

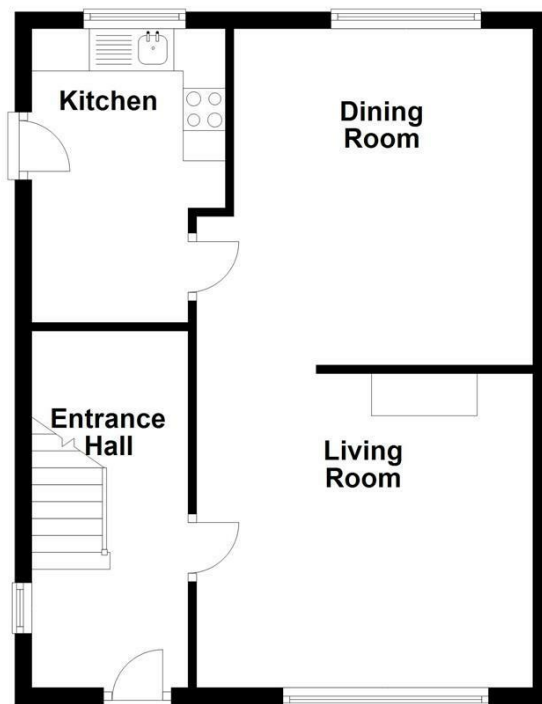




Council Tax Band: A  
EPC Rating: C

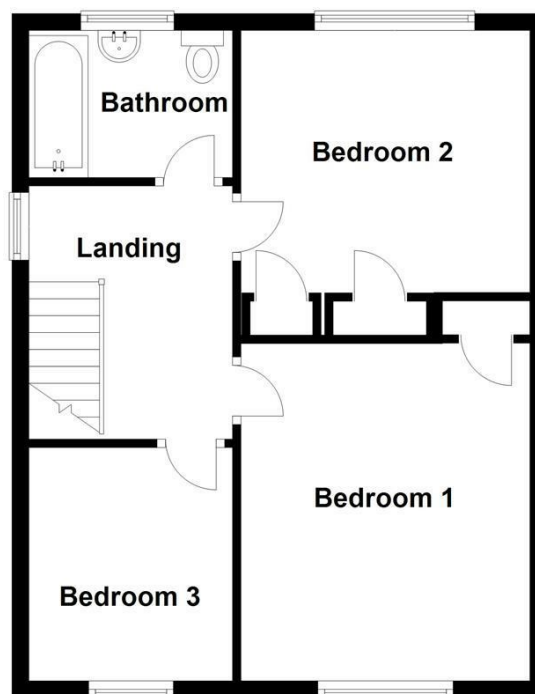
### Ground Floor

Approx. 46.2 sq. metres (497.8 sq. feet)



### First Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

1 & 2 Blue Coat Buildings, Claypath,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

