



## South Market Street

Houghton Le Spring DH5 9DP

Offers Over £99,950





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# South Market Street

Houghton Le Spring DH5 9DP



- Spacious End Terrace Property
- EPC Rating TBC

- Three Bedrooms
- Open Plan Lounge and Dining Room

- Fully Boarded Loft with Velux Window
- Popular Residential Location

Three Bedroom End Terrace property with loft room in the popular residential area of Hetton Le Hole. Floorplan briefly comprises of; Entrance Hallway, Open Plan Living/Dining Room, Kitchen, Two Double Bedrooms and One Single Bedroom, Fully Boarded Loft Room with Velux Window, Bathroom and Rear Yard.

This deceptively spacious property would benefit a range of buyers and early viewing is recommended to fully appreciate the accommodation on offer.

EPC Rating - D  
Council Tax Band - A

## GROUND FLOOR

### Entrance Hallway

Entered via UPVC Double Glazed door.

### Living/Dining Room

27 x 14 (8.23m x 4.27m)

With UPVC Double Glazed window to the front, solid fuel burner with surround, coving and wood flooring. Open archway to Dining Room with UPVC Double Glazed window to the rear, radiator, under stairs storage cupboard and stairs to first floor.

### Kitchen

12 x 6 (3.66m x 1.83m)

Fitted with a range of wall and base units with contrasting worktops, tiled splash backs, sink and drainer unit with mixer tap. Integrated gas oven and hob with extractor over, radiator and UPVC Double Glazed window to the rear. UPVC Double Glazed door provides access to the rear yard.

## FIRST FLOOR

### Landing

With radiator and loft access

### Bedroom One

13 x 9 (3.96m x 2.74m)

Spacious bedroom with UPVC Double Glazed window to the front, wood flooring and feature fire surround, built in storage and radiator.

### Bedroom Two

11 x 8 (3.35m x 2.44m)

Further double bedroom with UPVC double glazed window to the side, wood flooring, built in storage and radiator.

### Bedroom Three

10 x 5 (3.05m x 1.52m)

With UPVC Double Glazed window to the side and radiator.

### Loft Room

Fully boarded loft with Velux window and pull down ladder.

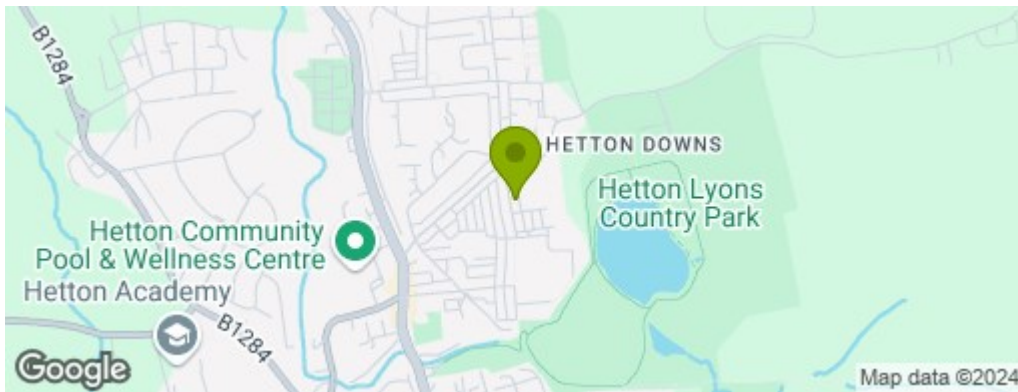
### Bathroom/WC

11 x 6 (3.35m x 1.83m)

Fitted bathroom suite comprising of free standing bath, WC and pedestal sink, tiled flooring and part tiled walls. With heated towel rail, spotlights and cupboard housing the combi boiler. Opaque UPVC Double Glazed window to the rear.

## EXTERNAL

To the rear of the property is an enclosed yard.



## Property Information

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