



MICHAEL HODGSON

estate agents & chartered surveyors



CYBERUS CRESCENT, HOUGHTON LE SPRING £249,950

We welcome to the market this neatly presented modern 3 bed detached house sited in a cul-de-sac position on Cyberus Crescent that will not fail to impress all who view and is likely to appeal to a wide variety of purchasers. The property is conveniently located for easy access to local shops, schools and amenities as well as excellent transport links. The property benefits from gas central heating, double glazing, contemporary decor and briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, Utility, WC and to the First Floor, landing, 3 Bedrooms, Bathroom and En Suite. Externally there is a front garden, block paved side driveway leading to the garage and to the rear is a generous lawned garden with patio area. Viewing of this lovely property is highly recommended.

Detached House

Living Room

Bathroom & En Suite

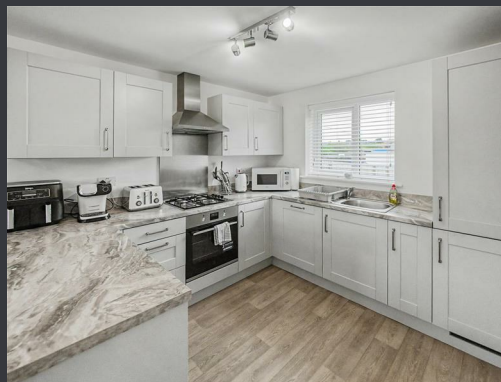
Viewing Advised

3 Bedrooms

Kitchen / Dining Room

Garage & Gardens

EPC Rating: B



CYBERUS CRESCENT, HOUGHTON LE SPRING

£249,950

Entrance Hall
Radiator, stairs to the first floor.

Kitchen / Dining Room
18'6" x 9'4"
The kitchen / dining room spans the full depth of the house having a double glazed window to the front and rear elevation, two radiators.

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, integrated dishwasher.

Utility
6'3" x 5'2"
Plumbed for washer and dryer, wall mounted gas central heating boiler, radiator, door to the rear garden, extractor.

WC
Low level WC, wash hand basin with tiled splashback, radiator.

Living Room
18'4" x 10'2"
The living room has a double glazed window to the front elevation, radiator, double glazed French doors to the rear garden

First Floor
Landing, radiator, double glazed window, loft access, storage cupboard.

Bedroom 1
18'4" max x 10'5" max
A dual aspect bedroom having a double glazed window to the front and rear elevation, two radiators.

En Suite
White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, radiator, double glazed window, shower cubicle with tiled splashback.

Bedroom 2
7'8" x 9'1"
Rear facing, double glazed window, radiator.

Bedroom 3
9'0" x 10'0"
Front facing, double glazed window, radiator.

Bathroom
White suite comprising of a low level WC, pedestal basin with tiled splash back and mixer tap, bath with mixer tap and tiled splashback, double glazed windows extractor, radiator.

Externally
Externally there is a front garden, block paved side driveway leading to the garage and to the rear is a generous lawned garden with patio area.

Garage
Semi detached Single garage accessed via an up and over garage door.

COUNCIL TAX
The Council Tax Band is Band D.

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

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

