



**78 Station Avenue North**

Fencehouses  
Houghton Le Spring  
DH4 6HT

**£65,000**  
**Freehold**

Three Bedrooms  
Mid Terraced House  
Gas Central Heating & Double Glazing  
Single Garage  
Vacant Possession  
Viewing Recommended





Safe and Secure welcome to the market this Three Bedroom Mid Terraced House in the popular area of Station Avenue North, Fencehouses.

This spacious home benefits from gas central heating, double glazing and single detached garage. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor and radiator.

### LOUNGE

16' 3" x 12' 3" (4.96m x 3.74m) Double glazed bay window to front, wood effect fireplace, marble inset & hearth, dado rail, coving to ceiling and radiator.

### DINING ROOM

12' 7" x 14' 2" (3.85m x 4.32m) Coving to ceiling, dado rail, double glazed patio doors and radiator.

### KITCHEN

7' 3" x 11' 3" (2.23m x 3.45m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, extractor hood, gas cooker point, space for washing machine, tiled floor, radiator, under stairs storage cupboard, double glazed window to rear and double glazed door to rear.

## BATHROOM

White three piece suite comprising panelled bath, with shower over, pedestal wash hand basin, low level WC, tiled walls, radiator and double glazed window to rear.

## LANDING

Double glazed window to rear, access to roof space, radiator and built-in storage cupboard.

## MASTER BEDROOM

13' 2" x 9' 11" (4.03m x 3.03m) Double glazed window to front, coving and radiator.

## BEDROOM TWO

14' 9" x 9' 10" (4.51m x 3.02m) Double glazed window to rear, fitted wardrobes, dado rail and radiator.

## BEDROOM THREE

5' 10" x 10' 0" (1.80m x 3.06m) Double glazed window to front and radiator.

## REAR YARD

Enclosed rear yard with gate access.

## GARAGE

Detached garage and up and over door.



**Local Authority**  
**Council Tax Band**  
**EPC Rating** TBC



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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 are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.