

Agincourt
Houghton Le Spring
DH4 4ZJ





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Agincourt

Offers In The Region Of £373,000

INTRODUCTION

5 DOUBLE BED DETACHED HOME - 2 BEDROOMS EN SUITE - GENUINE DOUBLE GARAGE & DOUBLE DRIVEWAY - SUPERB CORNER PLOT - GREAT PROMINENT LOCATION WITH OPEN VIEWS TO FRONT - LOVELY REAR GARDEN WITH SUNNY ASPECT - IMPRESSIVE OPEN PLAN REAR KITCHEN/DINING/FAMILY ZONE - TWO SETS OF DOUBLE DOORS OPENING ONTO PATIO & GARDEN - SEPARATE UTILITY ...

ENTRANCE HALL

Entrance via GRP double-glazed door. Carpet flooring, radiator behind cover, carpeted stairs to first floor landing. Door leading off to WC, door leading off to lounge, door leading off to dining kitchen. Under stairs cupboard.

LOUNGE

19'2 x 11'7

Carpet flooring, radiator, white uPVC double-glazed bay window with lovely open views to the front, additional radiator. Door leading off to entrance hall, double doors leading out kitchen, dining, family room.

WC

Handbasin, toilet with low level cistern.

DINING/KITCHEN/FAMILY ROOM

33'6 x 9'3

Stretching the full width of the property to the rear, this is a stunning room with laminate wood-effect flooring throughout, fitted kitchen with a range of wall and floor units in a white high gloss finish with contrasting laminate work surface to 1 side including integrated appliances (electric oven, fridge/freezer, 4 ring gas hob with feature extractor chimney and stainless steel splash back, space and dishwasher) stainless steel sink with bowl and a half, single drainer and flexible tap. Rear facing white uPVC double-glazed window with views over garden and 2 sets of uPVC double-glazed patio doors leading out to rear patio and garden, radiator provides heat to the space. Ample space for dining table and chairs, ample space for family room area at one end of this lovely room. Leading off the kitchen area is a separate utility.

UTILITY ROOM

7'4 x 6'3

Laminate wood-effect flooring, radiator, GRP double-glazed door to the side, wall mounted Combi boiler, internal door leading to the garage. Kitchen unit and stainless steel sink with chrome tap, space and plumbing for a washing machine, space for fridge/freezer.

FIRST FLOOR LANDING

Radiator, built-in cupboard for storage.

MASTER BEDROOM

16'0 x 14'0

Large double bedroom.

Carpet flooring, 2 white uPVC double-glazed windows front facing lovely open views, 2 radiators. Fitted wardrobes with sliding doors, door leading off to en-suite. Wall mounted thermostat.

EN-SUITE

7'0 x 6'3

Vinyl wood-effect flooring, radiator, front facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding glass doors and shower fed from the main hot water system, wall mounted basin with chrome taps. Recessed lights to ceiling and extractor fan.

BEDROOM 2

14'0 x 10'0

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Door leading off to en-suite.

EN-SUITE

7'3 x 6'0

Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Double shower cubicle with sliding door and shower fed from the main hot water system. Recessed lights to ceiling.

BEDROOM 3

10'8 x 9'6

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

BEDROOM 4

11'10 x 8'5

Measurements taken at widest points.

Carpet flooring, radiator, white uPVC double-glazed window with lovely front facing views.

BEDROOM 5

12'1 x 9'6

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is also a good sized double bedroom.

FAMILY BATHROOM

8'5 x 6'0

Vinyl wood-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. Toilet with low level cistern, bath with panel and chrome integrated tap, wall mounted sink, shower cubicle with folding doors and shower fed from the main hot water system. Recessed lights to ceiling.

DOUBLE GARAGE

16'2 x 15'7

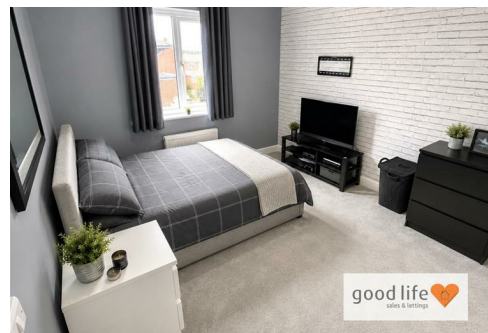
Measurements taken at widest points.

2 manual up and over garage doors providing vehicle access, electric lighting. Integral door leading into utility.

EXTERNALLY

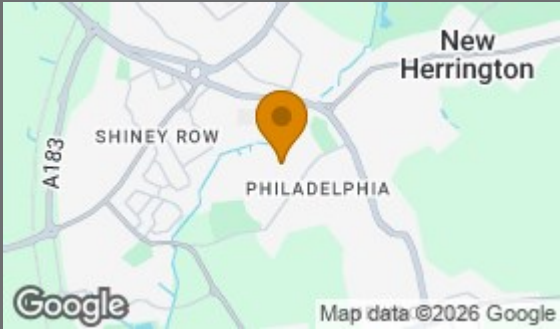
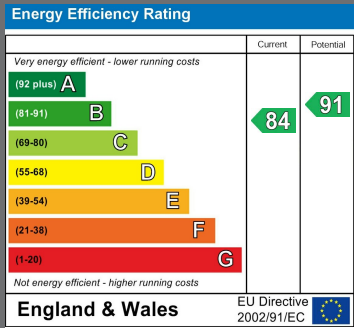
Situated on a lovely corner plot.

The property has a lovely well maintained rear garden with large paved patio area, large area laid to lawn, perimeter fencing and part brick wall piers which creates a lovely outdoor space.



Local Authority
Sunderland

Council Tax Band
E



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



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