



MICHAEL HODGSON

estate agents & chartered surveyors

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BAILEY WAY, HOUGHTON LE SPRING £199,950

We offer to the market this 3 bedroom extended semi detached house situated on Bailey Way in Houghton Le Spring located close to local schools, shops and amenities. The property is available with NO ONWARD CHAIN and briefly comprises of Entrance Porch, Inner Hall, Living Room, Kitchen, Dining Room, Garden Room and to the First Floor Bathroom & 3 Bedrooms. Externally the property has a front paved driveway leading to the garage and gravelled garden whilst to the rear there is a lawned garden, decking area, shed and patio area. Viewing of this property is highly recommended.

Freehold
Tax Band C

Semi Detached House
Living Room
Garage & Gardens
Freehold

3 Bedrooms
No Onward Chain
Tax Band C
EPC Rating C



BAILEY WAY, HOUGHTON LE SPRING

£199,950

Entrance Porch

Laminate floor

Entrance Hall

The Entrance Hall has stairs to the first floor, laminate floor, radiator, storage cupboard

Living Room

12'6" x 12'6"

The Living Room has a double glazed bay window to the front elevation, radiator

Kitchen

8'9" x 22'1"

The Kitchen has a comprehensive range of floor and wall units, sink and drainer with mixer tap, radiator, recess spot lighting, integrated cooker, integrated microwave, washer, dishwasher and fridge and freezer and wine cooler, storage cupboard, double glazed window to the side, door to the rear, hob with extractor over, chrome towel radiator, opening to Dining Room

Dining Room

9'6" x 11'3"

The Dining Room has laminate floor, radiator, with cover opening to the kitchen and garden room

Garden Room

23'10" x 7'11"

The Garden Room has laminate floor, radiator, 3 double glazed windows, double glazed French doors to the rear garden.

First Floor

Landing, double glazed window, loft access

Bathroom

Suite comprising two double glazed windows, bath with shower over, towel radiator, vanity cabinet and basin set in vanity unit, recess spot lighting, tiled walls

Bedroom 1

Front facing, double glazed window, radiator, full range of fitted wardrobes

Bedroom 2

11'8" max x 9'6"

Rear Facing, double glazed window, laminate floor, full range of fitted wardrobes, radiator

Bedroom 3

7'7" x 9'3" max

Front facing, laminate floor, two storage cupboards

Externally

Externally the property has a front paved driveway leading to the garage and gravelled garden whilst to the rear there is a lawned garden, decking area, shed and patio area,

Garage

The garage is accessed via roller shutter, double glazed window, wall and floor units, wall mounted gas central heated boiler.

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C

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

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