



MICHAEL HODGSON

estate agents & chartered surveyors

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## BALFOUR STREET, HOUGHTON LE SPRING £30,000

IN NEED OF MODERNISATION - A 2 Bedroom Terraced house situated on Balfour Street, Houghton Le Spring, being within easy access of Houghton Town Centre and local amenities and with excellent road links to the A19, A1(M), Sunderland and Durham. The property is in need of a full scheme of modernisation and improvement and briefly comprises: Entrance Hall, Living Room, Sitting Room, Kitchen, Rear Passage, Bathroom and to the First Floor there is a Landing and Two Bedrooms. Externally there is a rear yard. Viewing is advised. There is NO ONWARD CHAIN INVOLVED with the sale.

Terraced House

2 Bedrooms

Living Room

Sitting Room

In Need of Modernisation

Viewing Advised

No Chain Involved

EPC Rating: E

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BALFOUR STREET, HOUGHTON LE SPRING  
£30,000

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Entrance Hall  
Laminate floor, storage cupboard

Living Room  
11'9" x 12'9"  
Laminate floor, feature fireplace

Sitting Room  
13'3" x 12'5"  
Laminate floor, double glazed window

Kitchen  
7'3" x 9'3"  
Range of floor units, stainless steel sink and drainer

Rear Passage  
Door to the rear yard, storage cupboard

Bathroom  
Low level wc, pedestal wash hand basin, bath, double glazed window

First Floor  
Landing

Bedroom One  
13'0" x 13'3"  
Double glazed window

Bedroom Two  
8'8" x 10'0"  
Velux style window

External  
Externally there is a rear yard

COUNCIL TAX  
The Council Tax Band is Band A.

TENURE  
We are advised by the Vendors that the property is unregistered and

their solicitor is working on this matter and will advise in due course.  
Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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