



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



CHESTER ROAD, HOUGHTON LE SPRING

£339,950

Nestled on Chester Road in the charming area of Penshaw, overlooking Herrington Park in Houghton Le Spring, this exquisite double fronted stone-built detached house presents an exceptional opportunity for those seeking a delightful home following its renovation. The property is ideally situated, offering convenient access to local schools, shops, and essential amenities, as well as excellent road links to the A19 and A1(M).

Upon entering this immaculate residence, one is greeted by a spacious open plan living room, kitchen, and dining area, perfect for both entertaining guests and enjoying family time. The first floor boasts three bedrooms, providing ample space for relaxation and rest. Additionally, a family bathroom and the loft is accessed via the third bedroom.

Externally, the property features a charming front forecourt that adds to its curb appeal, while the rear garden is a true highlight. This delightful outdoor space includes a well-maintained lawn and a patio area, ideal for al fresco dining or simply unwinding in the fresh air. A convenient gate at the rear offers easy access, further enhancing the functionality of the garden.

This stunning property is a must-see, and we highly recommend scheduling a viewing to fully appreciate the quality of the home and the picturesque views it offers. Whether you are a growing family or simply seeking a peaceful retreat, this house on Chester Road is sure to meet your needs and exceed your expectations.

Detached House

Living Room

Rear Garden

Must Be Viewed

3 Bedrooms

Open Plan Kitchen

Immaculate Property

EPC Rating F



CHESTER ROAD, HOUGHTON LE SPRING

£339,950

Living Room

18'4" max x 15'11" max

Front facing living room having a double glazed window with views of Herrington Park, feature fire place with log burner, radiator, storage cupboard, stairs to the first floor, opening to the kitchen, porcelain flooring.

Kitchen

10'5" max x 20'9" max

The kitchen has a range of floor and wall units, solid oak worktops, integrated oven and microwave, space for a fridge/freezer, integrated washing machine, integrated dishwasher, central island with storage under sink with mixer tap electric hob, radiator, t fall roof, 2 velux style windows recessed spot lighting, bi folding doors to the rear, porcelain flooring.

Dining Room

13'1" max x 15'8" max

Front facing, double glazed window, radiator, feature fire place with electric burner style fire.

First Floor

Landing, double glazed window, radiator.

Bedroom 1

13'8" max x 15'6" max

Having a double glazed window to the front and rear elevation, radiator.

Bedroom 2

8'10" x 11'0" max

Front facing, double glazed window, radiator.

Bedroom 3

5'6" max x 8'1" max

Double glazed window, radiator, loft access.

Loft

2 velux style windows, recessed spot lighting.

Bathroom

Suite comprising of a low level WC, pedestal basin, shower, free standing roll top bath with claw feet and shower attachment, double glazed window, radiator, recessed spot lighting.

Externally

Externally, the property features a charming front forecourt that adds to its curb appeal, while the rear garden is a true highlight. This delightful outdoor space includes a well-maintained lawn and a patio area, ideal for al fresco dining or simply unwinding in the fresh air. A convenient gate at the rear offers easy access, further enhancing the functionality of the garden.

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 A.

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

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

