



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



BUTTERWICK ROAD, HOUGHTON LE SPRING £240,000

We offer to the market this neatly presented 4 bedroom detached house. Situated In Houghton Le Spring on Butterwick Road Being close to local schools, shops and amenities as well as road link to Sunderland and Durham. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen/ Dining Room, Ground Floor Bedroom and to the First Floor 3 Bedrooms one with En Suite and Bathroom. Externally the property has a front lawned garden and paved driveway for off street parking whilst to the rear there is a garden with artificial lawn, patio area and side gate. Viewing of this property is highly recommended.

Detached House
Bathroom & En Suite
Rear Garden
Must Be Viewed

4 Bedrooms
Kitchen & Living Room
Off Street Parking
EPC Rating B



BUTTERWICK ROAD, HOUGHTON LE SPRING
£240,000

Entrance Hall
Stairs to first floor, storage cupboard, double glazed window, radiator.

WC
Low level WC, pedestal basin, radiator.

Living Room
9'6" x 16'3"
Front facing, double glazed window, provision for wall mounted tv, radiator.

Kitchen/ Dining Room
13'8" max x 17'3" max
The kitchen has a range of floor and wall units, integrated oven, plumbed for washer, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer, electric hob with extractor over, double glazed window, radiator, double glazed french door to the rear.

Ground Floor Bedroom
12'5" x 10'6"
Ground floor bedroom which was formally the garage having a double glazed window, radiator, loft access.

First Floor
Landing, radiator, loft access, 2 storage cupboards.

Bedroom 1
10'5" x 11'1"
Front facing, double glazed window, radiator.

En Suite
Suite comprising of a WC, pedestal basin, shower, towel ,radiator, recessed spot lighting.

Bedroom
7'6" x 8'2"
Double glazed window, radiator.

Bedroom
10'10" x 10'4"
Rear facing, double glazed window, radiator.

Bathroom
Suite comprising of a low level WC, pedestal basin, bath with shower attachment, recessed spot lighting, double glazed window, towel radiator.

Externally
Externally the property has a front lawned garden and paved driveway for off street parking whilst to the rear there is a garden with artificial lawn, patio area and side gate.

Garage for Storage
The garage has been converted into a downstairs bedroom for storage only accessed via an up and over door.

COUNCIL TAX
The Council Tax Band is Band C.

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

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

