



MICHAEL HODGSON

estate agents & chartered surveyors

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## BUTTERWICK ROAD, HOUGHTON LE SPRING £245,000

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

### £245,000

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#### 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

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