



MICHAEL HODGSON

estate agents & chartered surveyors

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# BARNWELL VIEW, HOUGHTON LE SPRING

## £205,000

An immaculately presented 4 bed semi detached town house that will not fail to impress all who view offering spacious family living accommodation arranged over 3 floors being situated on the much sought after and regarded Herrington Burn estate which boasts excellent commuting access to both the A19 and A1(M) in addition to local shops, schools, and amenities and is situated opposite Herrington Park. The property benefits from contemporary decor, kitchen with integrated appliances and many extras of note with the living space briefly comprising of: Entrance Hall, WC, Kitchen / Dining / Sitting Room, To the First Floor, Landing, Living Room, Bedroom 1 with En Suite and to the Second Floor, Landing, 3 Bedrooms and a Family Bathroom. Externally there is a front garden and to the rear is a garden with paved patio, lawn and decking area. Viewing of this lovely home is highly recommended to fully appreciate the space, home and location on offer.

Semi Detached  
4 Bedrooms  
Living Room  
Garage & Gardens

Town House  
Kitchen / Dining / Sitting Room  
Bathroom & En Suite  
EPC Rating: TBC



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Entrance Hall  
Tiled floor, radiator with cover, stairs to the first floor.

Kitchen / Dining / Sitting Room  
27'0" max x 14'9" max  
An open plan kitchen / dining / sitting room that spans the full depth of the house having a double glazed window to the front and rear elevation, double glazed french doors to the garden, tiled floor, two feature radiators, recessed spot lighting over the kitchen area, storage cupboard.

The kitchen has a range of floor and wall units, tiled splashback ,electric oven, electric hob with extractor over, sink and drainer with mixer tap, integrated fridge, freezer, dishwasher, washing machine and microwave, movable breakfast island with breakfast bar and storage below.

WC  
Low level WC, chrome towel radiator, tiled floor, double glazed window, wall hung wash hand basin with mixer tap sat on a vanity unit.

First Floor  
Landing.

Living Room  
12'9" max x 14'10" max  
The living room has a double glazed window and double glazed french doors opening to a Juliet balcony, radiator.

Bedroom 1  
11'6" x 8'5"  
Front facing, double glazed window, radiator, range of fitted wardrobes.

En Suite  
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle, recessed spot lighting, extractor, double glazed window, chrome towel radiator.

Second Floor  
Landing, storage cupboard.

Bedroom 2  
11'11" x 8'3"  
Front facing, double glazed window, radiator, range of fitted wardrobes.

Bedroom 3  
12'6" x 8'3"  
Rear facing, double glazed window, radiator.

Bedroom 4  
9'4" x 6'5"  
Rear facing, double glazed window, radiator.

Bathroom  
White suite comprising of a low level WC, wall hung wash hand basin with mixer tap sat on a vanity unit, double glazed window, extractor, bath with shower over and mixer tap.

Externally  
Externally there is a front garden and to the rear is a garden with paved patio, lawn and decking area.

Garage  
Single garage in a separate block with driveway parking to the front.

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

# M I C H A E L   H O D G S O N

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