

# STUART EDWARDS



## Outram Street

, Houghton Le Spring DH5 8AZ

- MODERN TOWNHOUSE
- LOUNGE
- DINING AREA WITH FRENCH DOORS
- ENCLOSED YARD WITH OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM/WC
- 3 BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- NO ONWARD CHAIN

**Asking Price £104,950**

**Council Tax Band: A**

**EPC Rating: C**

**FULL DESCRIPTION**

Modern town house currently occupied by tenants and available with no onward chain.

A UPVC entrance door leads to the hallway, lounge, cloakroom/wc, fitted kitchen with integrated oven and hob and dining area with French doors overlooking the rear yard. Stairs from the hallway lead to the first floor landing with storage cupboard, master bedroom with en-suite shower room, a second bedroom and family bathroom. Stairs from the first floor landing lead to the loft room with two Velux windows creating a third bedroom.

Externally there is an enclosed yard to the rear with off road parking.

Gas central heating with radiators to all rooms and UPVC double glazing throughout.

Houghton-le-Spring lies a short distance away from the A690 dual carriage way providing good links to both the A1 and A19 for easy commuting throughout the region. The property is well placed and within easy reach of the local town centre with a wide range of amenities.

Viewings are recommended.

**ENTRANCE HALLWAY**

UPVC entrance door leading to hallway with security alarm and stairs to the first floor landing.

**LOUNGE**

14'2 x 12'0

TV point, radiator and under stair storage cupboard.

**KITCHEN**

13'10 x 10'10 max

Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Integrated oven with electric hob and extractor hood. Plumbed for automatic washing machine. Opening onto the dining area.

**DINING AREA**

7'6 x 10'2

Radiator, space for a dining table and French doors overlooking the rear yard.

**CLOAKROOM/WC**

White suite comprising: low level, was hand basin and radiator.

**FIRST FLOOR LANDING**

Storage cupboard and stairs leading to the second floor with third bedroom.

**BEDROOM 1**

13'0 x 12'9

TV point and radiator.

**EN-SUITE**

Low level wc, pedestal wash hand basin, shower cubicle and radiator.

**BEDROOM 2**

10'1 x 7'0

Radiator.

**BATHROOM**

Low level wc, pedestal wash hand basin, panel bath, tiled splashbacks and radiator.

**SECOND FLOOR**

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.