



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

GARDEN STREET, HOUGHTON LE SPRING £99,950

This superb 2 bed end terraced stone built home is offered for sale with NO ONWARD CHAIN and must be viewed to be appreciated being situated in the ever popular location of Newbottle which offers a great commuting location is situated within easy reach of the A1(M) and the A19. Internally the generous living accommodation briefly comprises of: Entrance Vestibule, Living Room, Kitchen, Bathroom and to the First Floor, Landing and 2 Bedrooms. Externally there is a rear courtyard garden. Viewing is highly recommended.

End Terraced House

2 Bedrooms

Living Room

Kitchen

Ground Floor Bathroom

Viewing Advised

No Chain Involved

EPC Rating: D



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

GARDEN STREET, HOUGHTON LE SPRING

£99,950

Entrance Vestibule

Leading to the living room

Living Room

18'3" x 17'6"

The living room has a doubled glazed window to the front elevation, two radiators, stone and brick fireplace, stairs to the first floor.

Kitchen

6'7" x 12'6"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric hob, electric oven, two double glazed windows, double glazed door to the rear.

Bathroom

White suite comprising of a low level WC, pedestal basin, radiator, double glazed window, bath with shower over.

First Floor

Landing, double glazed window, cupboard with wall mounted gas central heating boiler.

Bedroom 1

10'0" x 11'10"

Rear facing, double glazed window, double radiator.

Bedroom 2

7'10" x 14'11"

Front facing, double glazed window, double radiator, recessed wardrobe.

Externally

Externally there is a rear courtyard garden

COUNCIL TAX

The Council Tax Band is Band A.

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

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, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

