

## 8 Park View, Houghton Le Spring, DH5 9JH

£150,000

SOMETHING SPECIAL...this is a remarkably spacious double fronted mid terraced home. The spacious accommodation, packed full of interesting original features combined with modern fittings and briefly comprises: Entrance door to welcoming hallway, la large lounge and separate dining room, fitted kitchen, stairs to first floor landing giving access to three bedrooms and a large bathroom with a separate shower. Externally there is a rear garden with garage. Additional benefits include: Gas central heating and double glazing.

## Entrance door to

### Welcoming Hallway

Stripped and polished floor, feature staircase with under floor lighting, large understair cupboard with light.

### Lounge 16'5" x 14'5" (5.00m x 4.39m )



Radiator, stripped and polished floor, feature fireplace with electric fire, coving to ceiling.

### Dining Room 13'7" x 14'8" (4.14m x 4.47m )



Radiator, feature fireplace.

### Kitchen 13'9" x 7'10" (4.19m x 2.39m )



Range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel sink and drainer with mixer tap and tiled splash back, tiled splash backs, range style cooker with overhead extractor plumbing for automatic washing machine, wall mounted combination gas boiler, wood effect flooring.

### Stairs To First Floor Landing

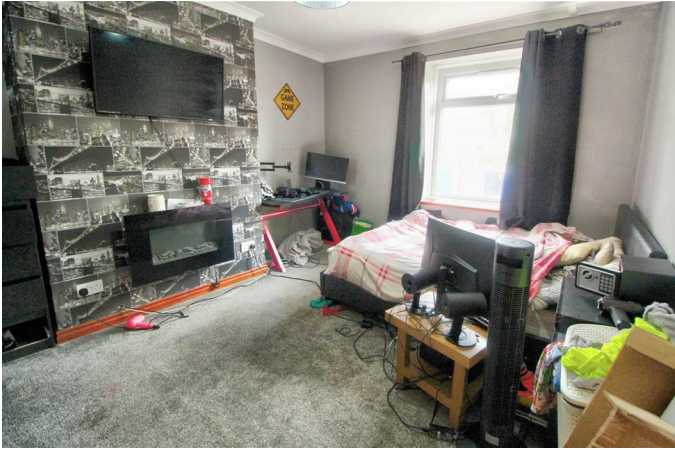
Storage cupboard, access to loft which is partly boarded with electric light.

### Bedroom One 15'5" x 13'8" (4.70m x 4.17m )



Radiator, feature fireplace and original pine ceiling.

### Bedroom Two 11'1" x 15'4" (3.38m x 4.67m )



Radiator.

### Bedroom Three 9'10" x 8'7" (3.00m x 2.62m )

Radiator.

### Bathroom



White suite with chrome effect fittings comprising: Low level w.c, pedestal wash basin, shower cubicle, part tiled, laminate flooring, radiator.

### Externally



Private rear garden and garage.

### Please Note

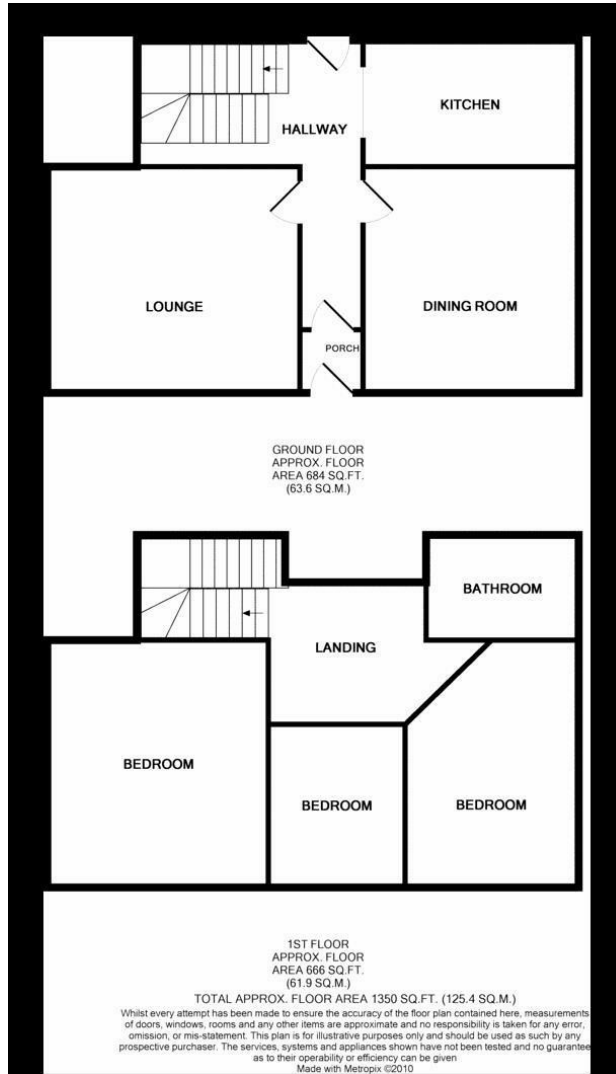
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**PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

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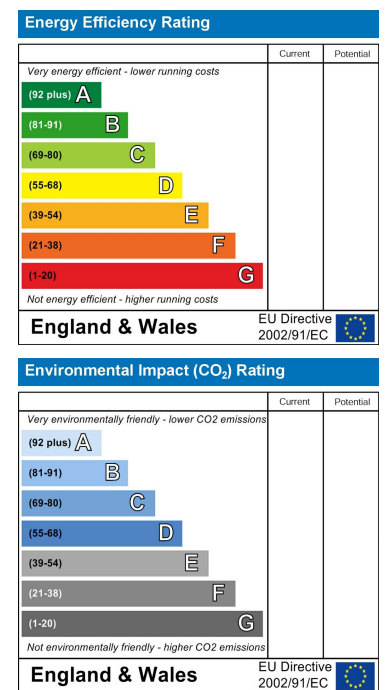
## Floor Plan



## Area Map



## Energy Efficiency Graph



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