

## 7 Sidings Place, Houghton Le Spring, DH4 6BF

£159,950

PERFECT FAMILY HOME... this link detached home has THREE DOUBLE BEDROOMS!. The immaculate accommodation briefly comprises: Entrance door to lobby, spacious lounge, fitted kitchen diner with French doors to the rear, utility room and cloaks w.c, stairs to first floor landing providing access to a family bathroom and three DOUBLE BEDROOMS master having built-in wardrobes and an ensuite. Externally there are bare front and rear gardens with decking perfect for a summer barbecue, detached garage. Additional benefits include:  
Gas central heating and double glazing.

## Entrance door to

### Lobby

Radiator, staircase.

### Lounge 12'5" x 12'4" (3.8m x 3.76m )



Laminate flooring and radiator.

### Kitchen Diner 11'5" x 15'5" (3.5m x 4.72m )



Range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel electric oven and gas hob with overhead extractor, plumbing for washing machine, space for fridge freezer, stainless steel sink and drainer with mixer tap with a tiled splash back, tiled floor, radiator, fitted blind, wall mounted combination boiler concealed in a matching unit, French doors to rear.

### Utility Area

Tiled floor and storage area.

### Cloaks w.c

Low level W.C, tiled flooring, hand basin with splash back, extractor fan and radiator.

### Stairs To First Floor

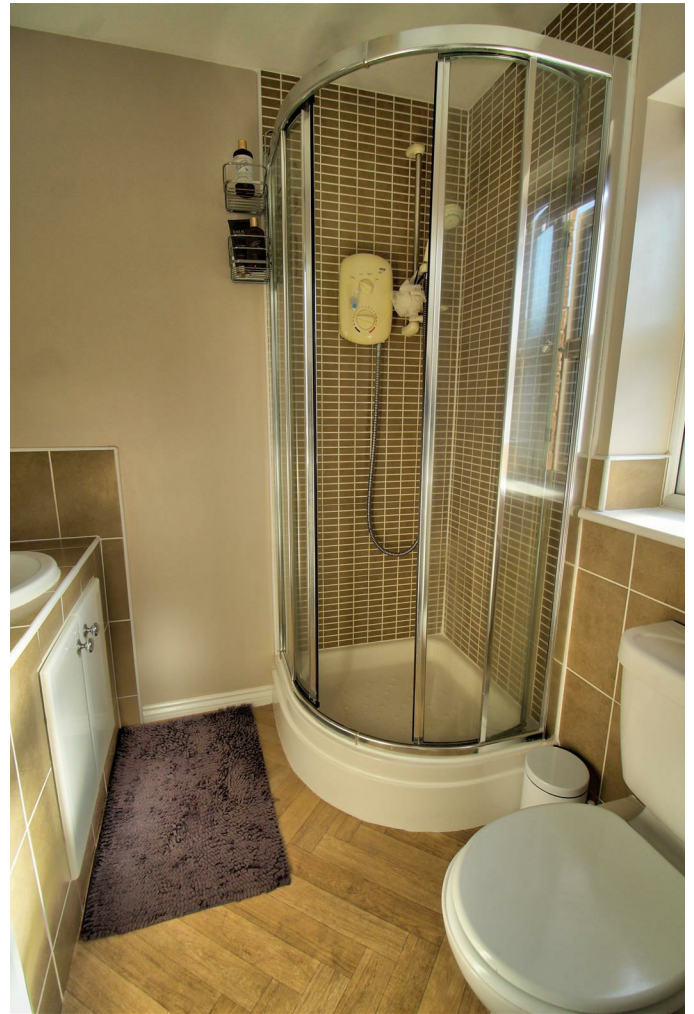
Landing with doors leading to all bedrooms, loft access and cupboard.

### Master Bedroom 12'4" x 10'7" (3.78m x 3.25m )



Built-in double wardrobes, radiator.

## Ensuite



White suite with chrome effect fittings comprising: Low level w.c, vanity wash basin set to storage unit, shower cubicle with electric shower, part tiled, radiator.

### Bedroom Two 12'5" x 13'10" (3.8m x 4.24m )



Loft access and radiator.

### Bedroom Three 9'3" x 10'11" (2.82m x 3.35m )



Radiator.

### Bathroom



White suite with chrome effect fittings comprising: Low level w.c, pedestal wash basin, panel bath, part tiled, radiator.

### Externally



Front and rear gardens with decking perfect for a summer barbecue, detached garage.

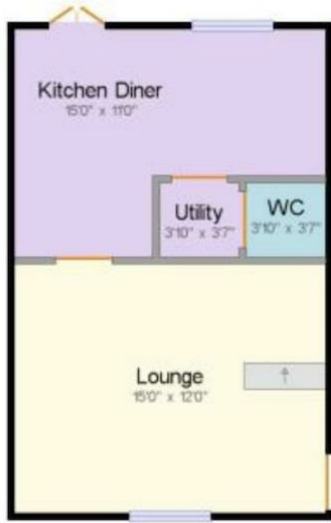
### Please Note

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

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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. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

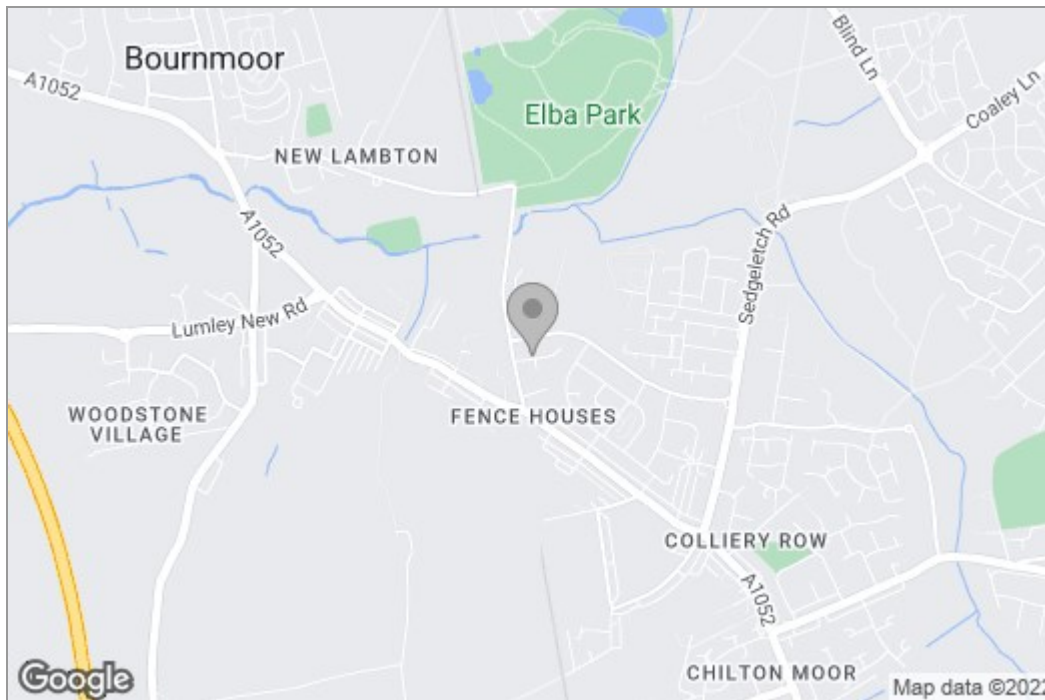


Ground Floor

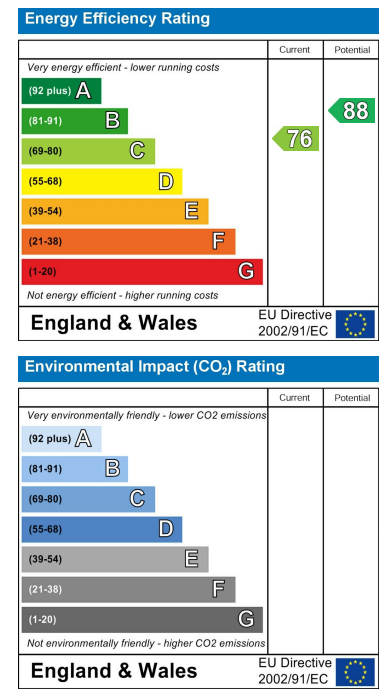


1st Floor

# Area Map



# Energy Efficiency Graph



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