43 Shaftsbury Park, Houghton Le Spring, DH5 0RN

£165,000

FULLY FURNISHED HOME.... this three bedroom town house was once the show home and the contents is included! The spacious accommodation briefly comprises: Entrance door to welcoming hallway, cloaks W/C, modern fitted kitchen, lounge with French doors to rear garden, stairs to first floor giving access to bedroom two and three and a family bathroom, stairs to second floor giving access to the master bedroom with dressing room and en suite. Externally a small garden to the front and to the rear lies an enclosed lawned garden with patio area and access gate leading to single garage and driveway. Additional benefits include: Gas central heating, double glazing no chain and all the furnishings!

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Entrance door to

Hallway
Radiator, storage cupboard, radiator, stairs to first floor.

Cloaks w.c
Low level W/C, pedestal wash basin, part tiled walls, extractor fan, radiator.

Kitchen 12'11" x 6'3" (3.96m x 1.91m)

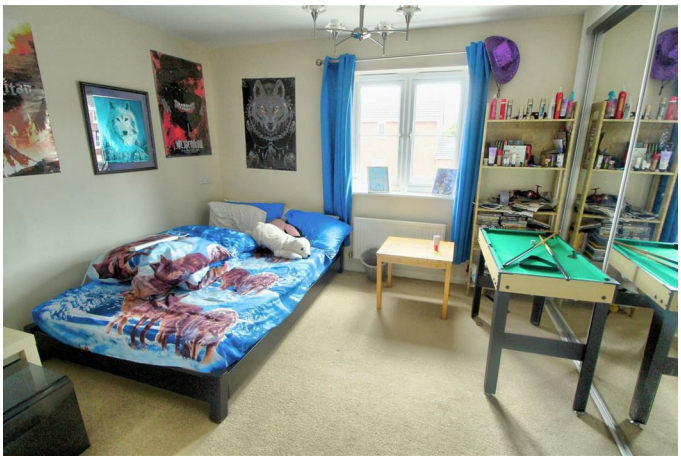
A range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel bowl and drainer with mixer tap, electric oven and gas hob with overhead extractor and tiled splash back, plumbing for automatic washing machine, breakfast area, radiator.

Lounge 16'4" x 12'11" (4.98m x 3.94m)

Storage cupboard, radiator, French doors to rear.

Stairs To First Floor Landing

Bedroom Two 13'1" x 9'3" (3.99m x 2.82m)



Radiator, fitted wardrobes.

Bedroom Three 13'1" 9'3" (3.99m 2.82m)
Radiator.

Bathroom
White suite with chrome effect fittings comprising: Low level W/C, pedestal wash basin, panel bath, part tiled walls, heated towel rail, extractor fan.

Stairs To Second Floor

Mater Bedoom 12'11" x 12'9" (3.94m x 3.91m)
Storage cupboard, radiator.

Dressing Room 10'5" x 6'5" (3.18m x 1.96m)

Velux window, radiator, loft access, fitted wardrobes.

Ensuite

White suite with chrome effect fittings comprising: Low level W/C, pedestal wash basin, shower cubicle, part tiled walls, heated towel rail, extractor fan, Velux window.

Externally

Externally a small garden to the front and to

the rear lies an enclosed lawned garden with patio area and access gate leading to single garage and driveway.

Please Note

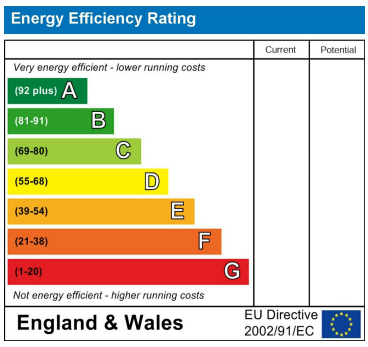
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

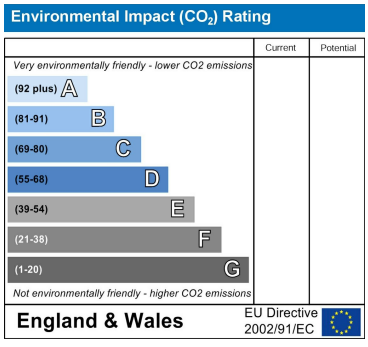
MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.
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

Area Map

Energy Efficiency Graph





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