29 Leeholme, Houghton Le Spring, DH5 8HS

Offers Over £116,000

PICTURE PERFECT... this three bedroom link will make the ideal first home for you! The immaculate accommodation comprises: Entrance door to Porch, spacious lounge with gas fire open plan to a fitted kitchen diner, sun lounge, stairs to first floor landing giving access to three bedrooms and a bathroom with white suite. Externally there are front and rear gardens with driveway to the rear. Additional benefits include: Gas central heating, double glazing and a great location.

Doxford International Business Park, 3 Azure Court, Sunderland, Tyne & Wear, SR3 3BE
Tel: 03300886687 Email: hello@elopa.co.uk

Entrance door to

Porch
Door to

Lounge 15'5" x 13'9 (4.70m x 4.19m)

Wall mounted fire, two radiators, staircase, open plan to

Kitchen Diner 15'5" x 10'2" (4.70m x 3.10m)

Range of fitted wall and base units with contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, electric oven and gas hob with overhead extractor hood, plumbing for automatic washing machine, radiator, breakfast bar area, integrated under counter fridge and freezer, under stairs cupboard, door to

Sun Lounge 11'2" x 9'6" (3.40m x 2.90m)
Laminate flooring, door to rear.

Stairs To First Floor
Loft access.

Bedroom One 15'5" x 8'6" (4.70m x 2.59m)

Radiator.

Bedroom Two

Radiator.

Bedroom Three

Radiator.

Bathroom

White suite with chrome effect fittings comprising: Low level w.c, vanity basin set to unit, panel bath with overhead mains fed shower and fitted screen, mostly tiled.

Externally

Front and rear garden comprises raised decked seating area leading to block paved patio driveway with gates providing off street parking.

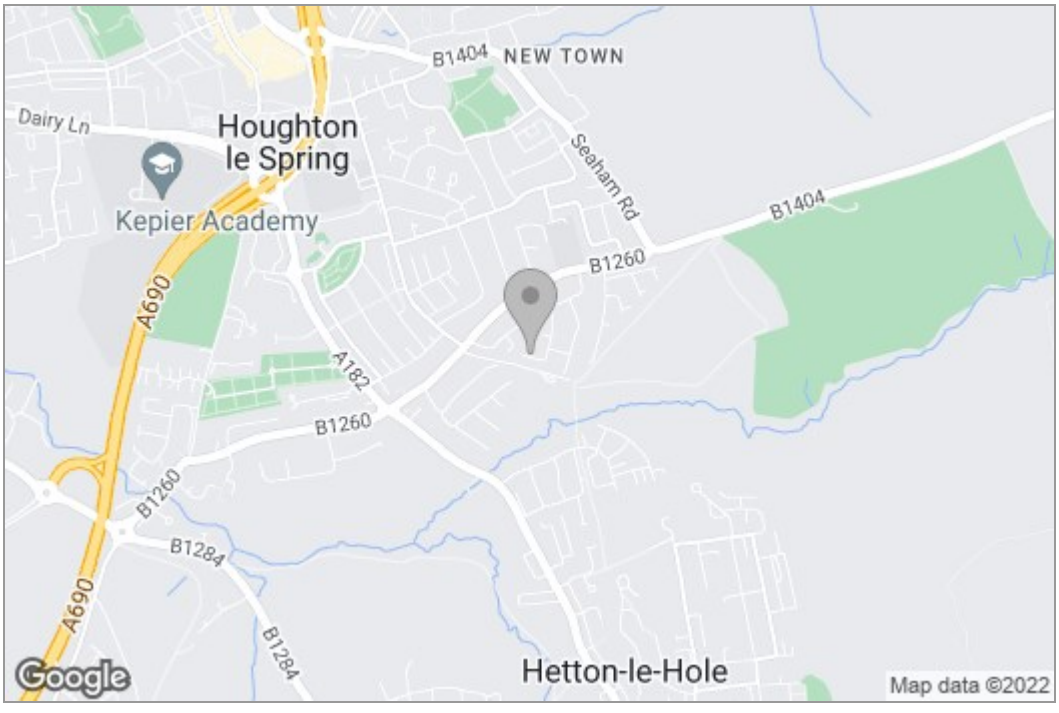
Please Note

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

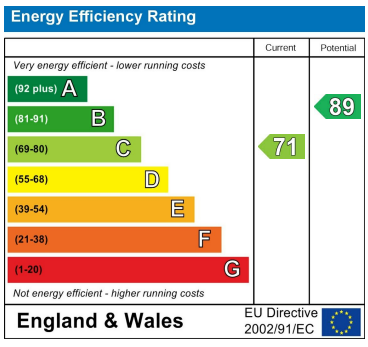
MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise 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 property misdescriptions act 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.

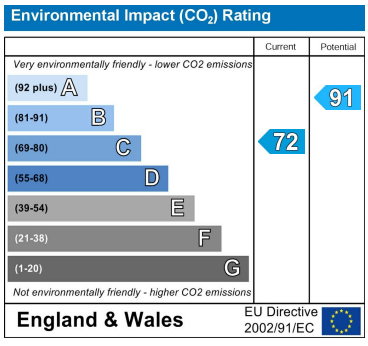
Floor Plan

Area Map



Energy Efficiency Graph





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