



## 67 Station Road, Houghton Le Spring, DH5 0AT

£280,000

BECOME THE KING OF YOUR OWN EMPIRE.... this is the perfect opportunity to own your own business. Kings Delicatessen provides both hot and cold food and offers a delivery service and sells fresh produce. All of the fixtures and fittings are included along with the stock and goodwill.

The immaculate living accommodation briefly comprises: Entrance door to hallway, two reception rooms and fitted kitchen, utility/cloaks w.c, stairs to first floor landing giving access to FOUR bedrooms and a family bathroom. Externally there is an closed yard to the rear. Both premises have independent access.

In addition there is a separate building currently tenanted at £400 pcm currently let as a beauticians.

Further details available on request.

## Kings Delicatessen



All of the fixtures and fittings are included along with the stock and goodwill.

## The Living Accommodation

### Entrance door to

### Hallway

Laminate flooring, radiator.

### Lounge 14 x 11'8 (4.27m x 3.56m)



Laminate flooring, feature fireplace with electric fire, radiator, coving to ceiling.

### Second Lounge 12'3 x 10'7 (3.73m x 3.23m)



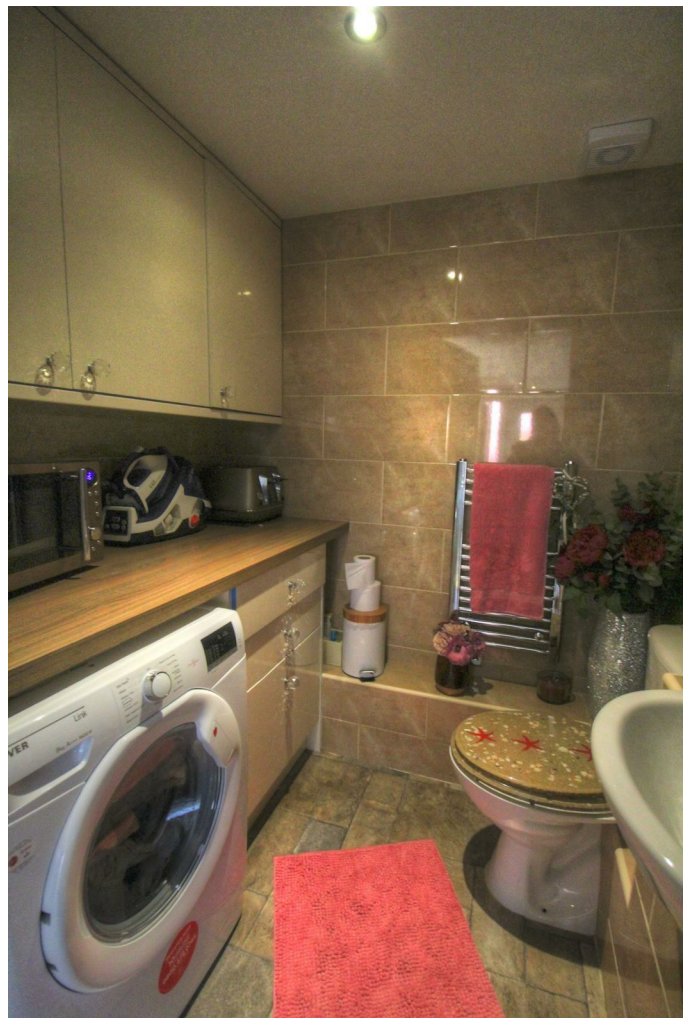
Laminate flooring, radiator, feature fireplace with electric fire, French doors to

## Kitchen 13'8 x 5'10 (4.17m x 1.78m)



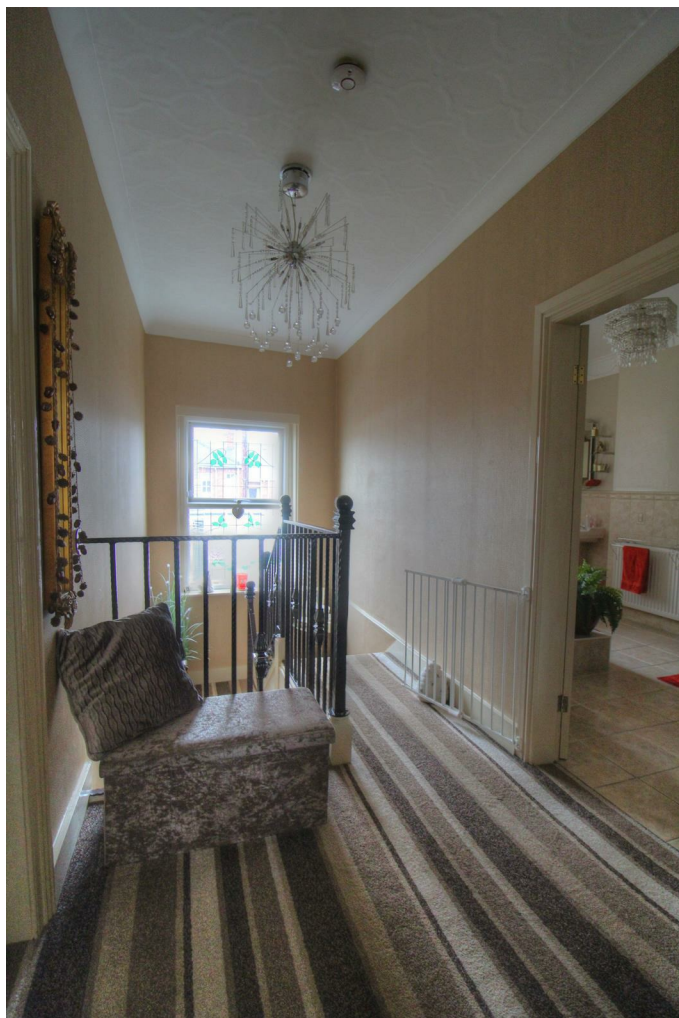
Range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel range style cooker, integrated fridge, sink and drainer unit, part tiled, storage cupboard, door to rear.

## Utility / Cloaks W.c



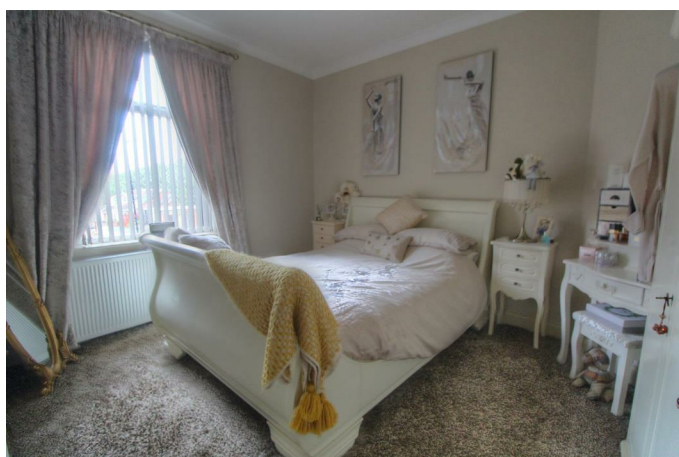
Base and wall units with plumbing for washing machine, part tiled, low level w.c, hand basin, heated towel rail.

### Stairs To First Floor Landing



Picture window.

### Bedroom One 11'2 x 12'8 (3.40m x 3.86m)



Radiator.

### Bedroom Two 11'10 x 11'6 (3.61m x 3.51m )



Laminate flooring, radiator, fitted wardrobes.

### Bedroom Three 12'9 x 7'8 (3.89m x 2.34m )



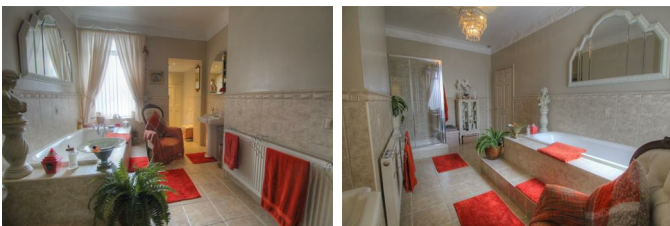
Fitted wardrobes, laminate flooring, radiator.

## Bedroom Four 9'8 x 6'11 (2.95m x 2.11m)



Fitted wardrobes, radiator.

## Bathroom



White suite with chrome effect fittings comprising comprising: Luxury bath, shower cubicle with electric shower, tiled, low level w.c, radiator, cupboard with combination boiler.

## Externally



Private yard to the rear.

## Tenanted Building



This space is independent from the house and Deli currently let at £400 pcm as a beauticians the tenant wants to continue with the tenancy.

## 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

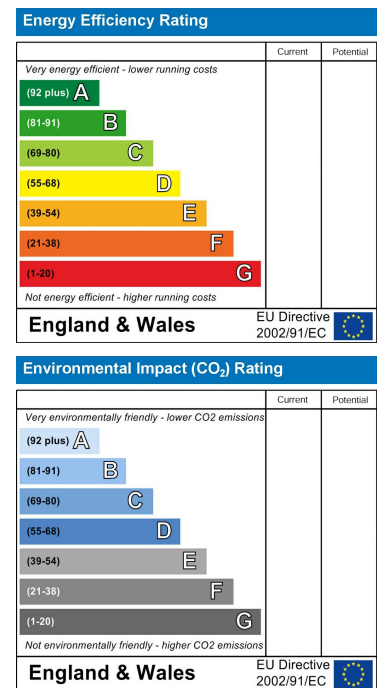
accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but 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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