## 23 Ellesmere Close, Houghton Le Spring, DH4 5NJ

**£275,000**

LOOKING FOR A BIG FAMILY HOME...this is perfect having FIVE bedrooms. The property benefits from gas central heating and double glazing and briefly comprises: Entrance door to welcoming hallway, cloaks w.c, Spacious lounge, open plan fitted kitchen diner family room, stairs to first floor landing provide access to a family bathroom and four bedrooms one with en suite, stairs to the second floor gives access to a large master bedroom with en suite. Externally there are front and rear gardens with patio perfect for alfresco dining, driveway and a garage.

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

**Entrance door to**

**Welcoming Hallway**
Spindled staircase to the first floor accommodation, radiator, laminate flooring.

**Cloaks w.c**
White suite including low level W.C, wash basin with tiled splash back, radiator and extractor fan.

**Lounge 18'1" x 10'10" (5.51 x 3.30)**

Bay Window, TV point, radiator, coving to the ceiling.

**Kitchen Diner 12'5" x 12'5" (3.78 x 3.78)**

Range of fitted fitted wall and base units with contrasting work surfaces, tiled splash back, one and a half stainless steel sink unit with mixer tap, integrated chrome gas hob, electric oven, extractor hood, Integrated washing machine, dishwasher and fridge freezer, TV Point, radiator, coving to ceiling with inset spot lighting, laminate flooring, patio doors to the rear, open plan to

**Family Room/ Dining Room 10'11" x 7'10" (3.33 x 2.39)**

Patio doors to the rear garden, radiator, laminate flooring, coving to the ceiling. This room can easily be used as a Dining Room or Family Room.

**Stairs to first floor landing**
Spindled staircase to the second floor accommodation, airing cupboard

**Bedroom Two 15'1" x 10'10" (4.60 x 3.30)**

Bay window to the front, coving to the ceiling, wardrobes, TV point, radiator and door to

## Ensuite

White suite with chrome effect fittings comprising: Double shower unit with mains fed shower, pedestal wash basin, low level WC, part tiling to walls, radiator and extractor fan.

## Bedroom Three 11'3" x 8'8" (3.43 x 2.64)

Fitted wardrobes,coving to the ceiling and radiator.

## Bedroom Four 9'0" x 8'4" (2.74 x 2.54)

Radiator.

## Bedroom Five 8'0" x 8'4" (2.44 x 2.54)

Radiator.

## Bathroom

White suite with chrome effect fittings comprising: Low level WC, pedestal wash basin, panelled bath, Fitted mirror, part tiled, radiator and extractor fan.

## Stairs to second floor

Cupboard.

## Bedroom One 14'8" x 14'1" (4.47 x 4.29)

Three velux windows, storage into the eaves, radiator TV point, door to

## Ensuite

White suite with chrome effect fittings comprising: Double shower unit with mains fed shower, pedestal wash basin, low level WC,

radiator, Velux window, part tiling and extractor fan.

**Externally**

o the front of the property there is an open plan lawned garden with driveway leading to the garage. To the rear there is a south facing, split level landscaped garden benefiting from a large decorative stone patio, raised lawn wrought iron fence and gate with feature lighting. The rear garden is accessible also by the side gate.

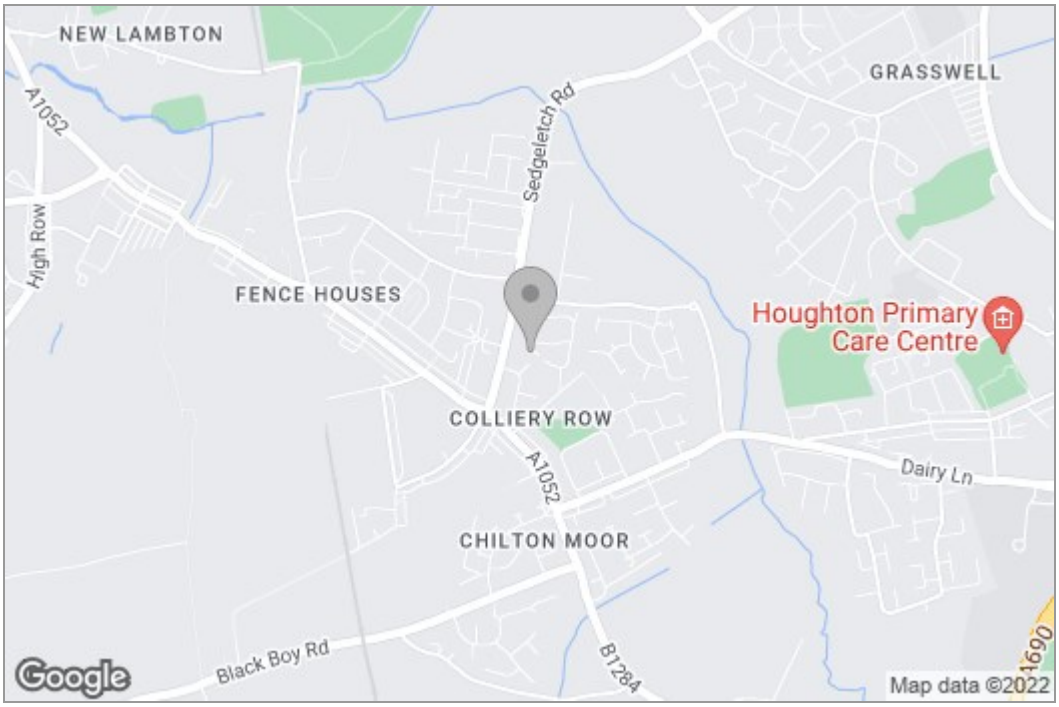
**Please Note**

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

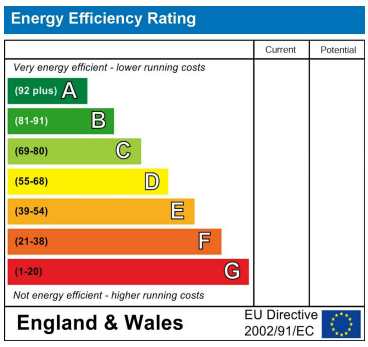
MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise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

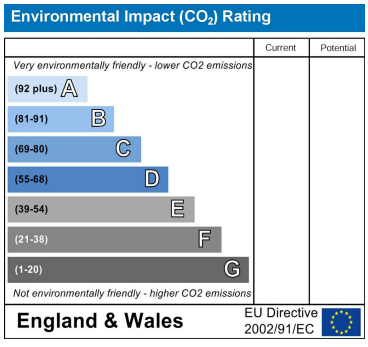
## Floor Plan

## Area Map




## Energy Efficiency Graph




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 representation 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.

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