



MICHAEL HODGSON

estate agents & chartered surveyors

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FAIR VIEW, HOUGHTON LE SPRING £160,000

This 3 bedroom semi detached house is located on Fair View in West Rainton. Being close to located schools shops and amenities as well road links to Sunderland and Durham. The property itself briefly comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Utility area, wc and to the First floor 3 Bedrooms and Bathroom. Externally there is a front driveway, side access to the garage and a generous lawned garden. Viewing of this property is highly recommended.

Semi Detached House

3 Bedrooms

Living Room/ Dining Room

Kitchen/ Utility Area

Rear Garden

Garage

Must be Viewed

EPC Rating D



FAIR VIEW, HOUGHTON LE SPRING

£160,000

Entrance Hall

Laminate floor, radiator, double glazed window, stairs to the first floor.

Living Room

16'7" x 11'10"

Double glazed bay window, feature fire with gas fire, laminate floor.

Dining Room

9'6" x 11'5"

Double glazed window, double radiator, laminate floor.

Kitchen/Breakfast Area

14'6" x 10'10"

Range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window, space for a free standing cooker.

Utility Area

12'10" max x 10'11" max

Wall mounted gas central heated boiler, door to the garden, plumbed for washer and dryer, tiled floor, storage cupboard.

WC

Low level WC with wash hand basin sat on WC, double glazed window, tiled walls and floor.

First Floor

Landing, double glazed window, loft access, storage cupboard.

Bedroom

11'4" ax x 10'1" max

Rear facing, double glazed window, storage cupboard.

Bedroom

7'9" x 8'5"

Front facing, double glazed window, radiator.

Bedroom

10'1" x 12'5"

Rear facing, double glazed window, radiator, laminate floor.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, double glazed window, recessed spot lighting, extractor, bath with mixer tap and shower over.

Externally

Externally there is a front driveway, side access to the garage and a generous lawned garden.

Garage

Pre allocated detached garage

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

M I C H A E L H O D G S O N

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