Eastgate, Houghton Le Spring

£205,000

An impressive, modern detached home, occupying a delightful cul-de-sac position within this attractive development. Internally the superbly presented accommodation includes a hall with cloakroom/wc, lounge, separate dining room and a fitted kitchen, featuring a selection of integrated appliances. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally there is a generous driveway to the front and delightful south facing lawned garden to the rear. Benefiting from a recently renewed boiler. The property is ideally located for local amenities, as well as providing excellent links to major road connections including the A690, A1(M) and A19. No upward chain. Viewing unreservedly recommended.

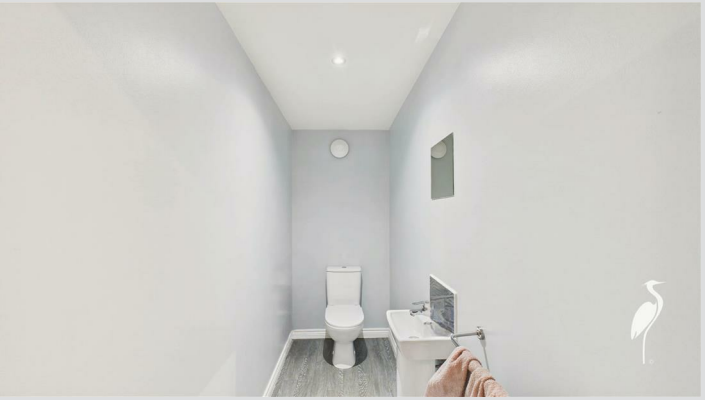
MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via a Composite entrance door.

Hall

Staircase to the first floor, a central heating radiator and doors leading off to the cloakroom WC. lounge, dining room and kitchen.

Cloakroom/WC



Fitted with a low-level WC, a pedestal wash hand basin and a central heating radiator.

Lounge 10'4" x 13'11"

Double glazed French patio doors leading out to the rear and a central heating radiator.

Dining Room 8'7" x 10'4"

Double glazed window to the front and a double central heating radiator.

Kitchen 9'8" x 9'6"

Superb modern kitchen fitted with a range of wall and base units with worksurfaces over incorporating a sink and draining unit. Integrated appliances include an electric oven, hob with an extractor chimney over, and a slimline dishwasher. Space for a fridge freezer and washing machine, there is a central heating radiator, double glazed window to the rear overlooking the garden and a door to the side of the property.

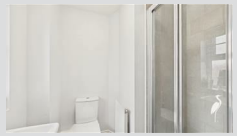
First Floor Landing

Double glazed window to the half landing area and there is a built-in cupboard and a central heating radiator. Doors lead off to the bedrooms and family bathroom.

Bedroom 1 8'7" x 12'4"

Double glazed window to the front, a central heating radiator and fitted sliding door wardrobes. Door leads through to the

En-Suite Shower Room



Fitted with a low-level WC, pedestal wash hand basin and a step in shower cubicle with an electric shower. There is a central heating radiator and a double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'5" x 8'10"

Double glazed window to the rear and a central heating radiator.

Bedroom 3 7'11" x 9'8"

Double glazed window to the rear and a central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising of a low-level WC, pedestal wash hand basin and a panel bath. There are part tiled walls, a central heating radiator and a double glazed window.

Outside

There is a generous driveway to the front providing off street parking and access to the single integral garage, to the rear there is a south facing garden laid mainly to lawn.

Council Tax Band
The Council Tax Band is Band C.

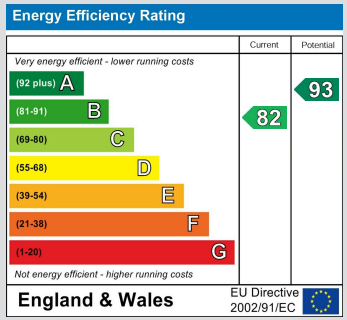
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

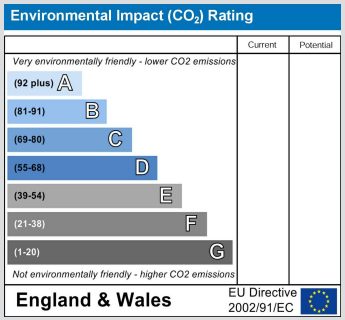
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

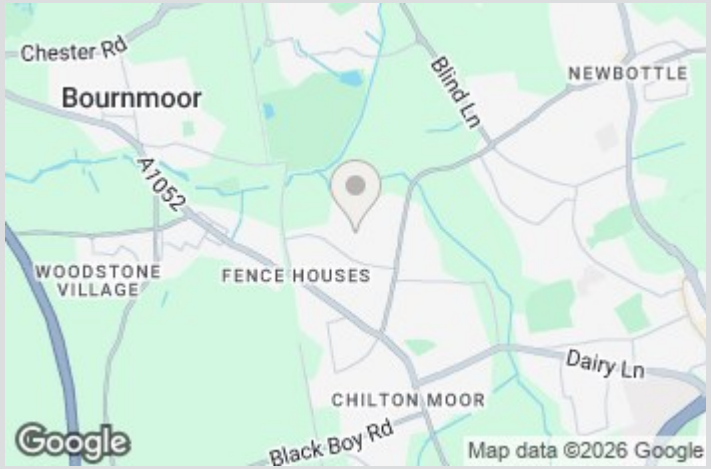
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

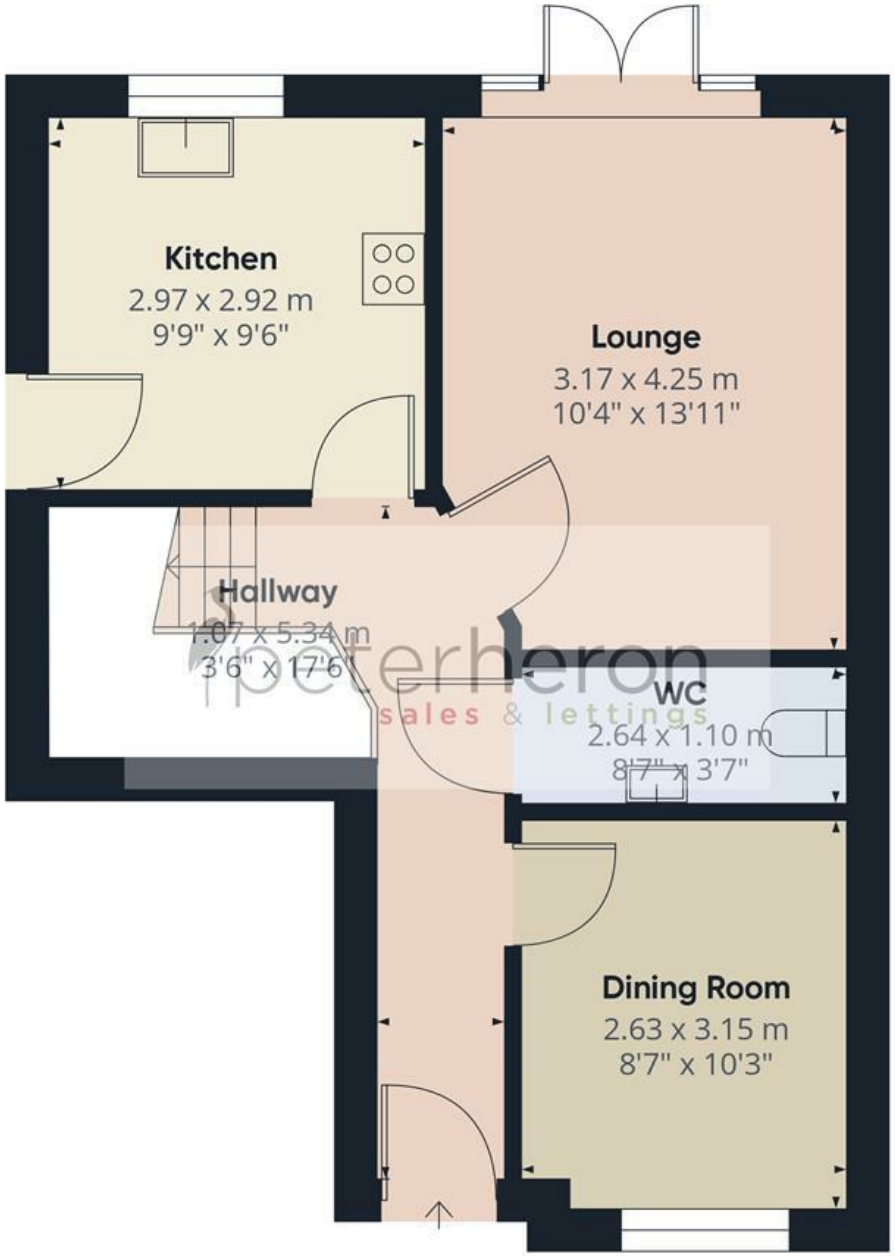
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



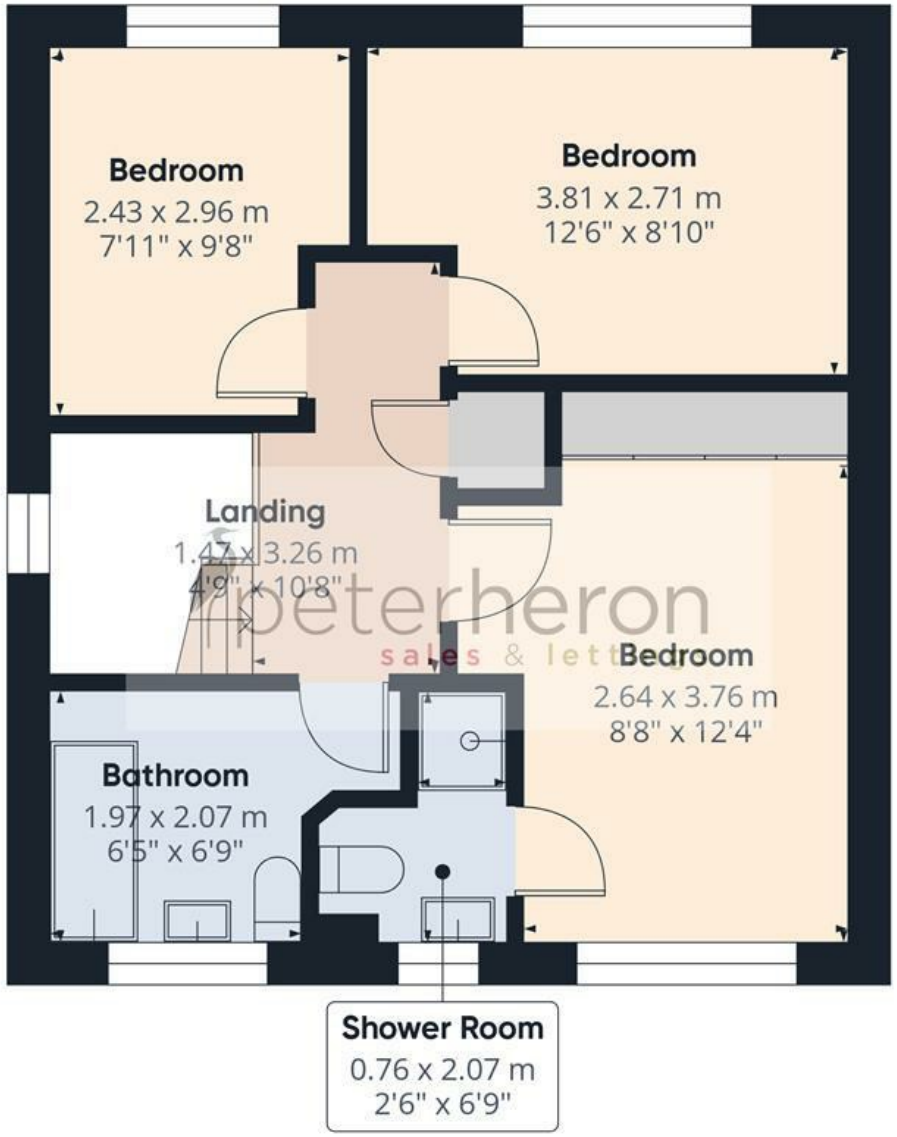


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

85 m²

915 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360