

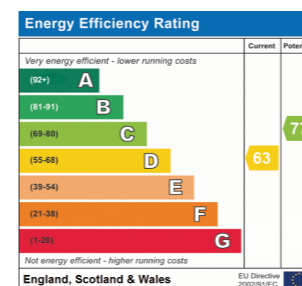


Brookside, Houghton PE28 2BT

OIEO £327,500



- Established Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Downstairs Cloakroom
- Gas Radiator Heating
- Mature And Private Gardens
- Potential To Create A Private Driveway
- Hugely Desirable Village Position



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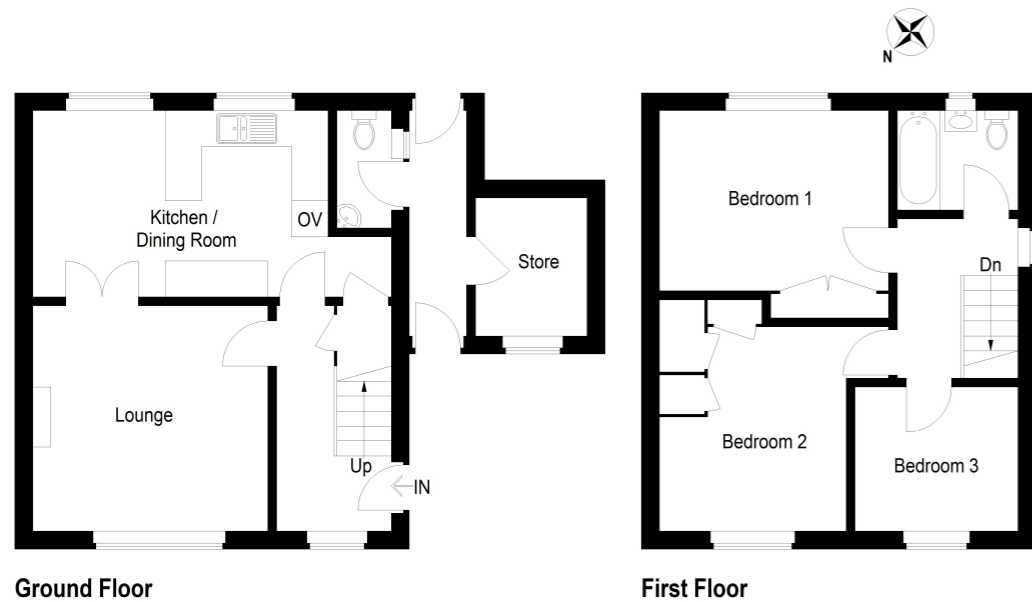
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Approximate Gross Internal Area
93.2 sq m / 1003 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1057717)
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Composite Part Glazed Front Door To

Entrance Hall

12' 5" x 6' 10" (3.78m x 2.08m)

Double panel radiator, stairs to first floor, dado rail, understairs storage cupboard, inner door to

Kitchen/Dining Room

19' 5" x 10' 4" (5.92m x 3.15m)

A light double aspect room with UPVC windows to garden aspect and glazed door to side, re-fitted in a range of white gloss base and wall mounted units with work surfaces and re-tiled surrounds, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mixer tap, integral double electric Neff oven and ceramic hob with stainless steel extractor unit fitted above, concealed gas fired central heating boiler serving hot water system and radiators, central dividing peninsular unit, single panel radiator, shelved pantry, composite flooring, glazed internal double doors access

Sitting Room

12' 10" x 12' 9" (3.91m x 3.89m)

Double panel radiator, UPVC window to front aspect, central brickwork fireplace with wall mounted electric heater, dado rail, TV point, telephone point.

Side Passage

Doors to front and rear aspects.

Utility/Work Room

7' 7" x 6' 0" (2.31m x 1.83m)

Work surface space, cupboard storage, appliance spaces, window to front aspect.

Cloakroom

Fitted with low level WC, wall mounted wash hand basin with tiling, vinyl floor covering.

First Floor Landing

UPVC window to side aspect, dado rail, access to insulated loft space.

Bedroom 1

12' 7" x 10' 0" (3.84m x 3.05m)

UPVC window to rear aspect, single panel radiator, double wardrobe with hanging and storage,.

Bedroom 2

11' 1" x 10' 0" (3.38m x 3.05m)

UPVC window to front aspect, single panel radiator, three storage cupboards.

Bedroom 3

9' 0" x 7' 11" (2.74m x 2.41m)

Single panel radiator, UPVC window to front aspect, boxed stairwell and cupboard storage, laminate flooring.

Family Bathroom

5' 8" x 5' 9" (1.73m x 1.75m)

Re-fitted in a three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and tiling, panel bath with independent shower unit fitted over, three tiled walls, UPVC window to garden aspect, composite flooring.

Outside

The front gardens are mature and well stocked, lawned with a selection of ornamental shrubs, evergreens and stocked flower borders. The rear garden has a brick paviour patio seating area, areas of lawn, a selection of evergreen shrubs and mature trees, stocked flower borders, two timber sheds and enclosed by a combination of panel fencing offering a good degree of privacy. Parking is on street subject to availability.

Tenure

Freehold

Council Tax Band - C



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