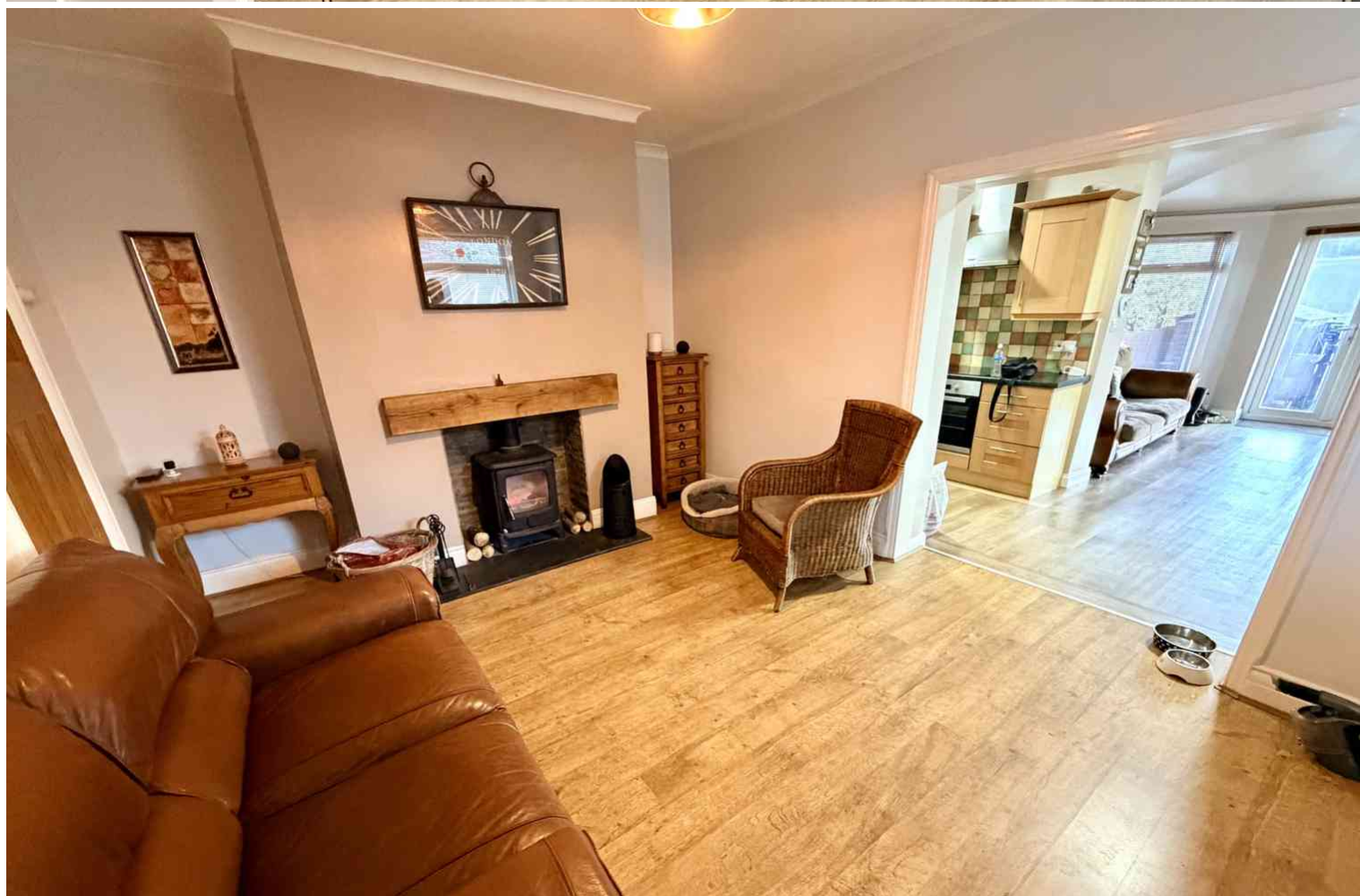




20 St Aidans Terrace, Houghton le Spring DH4 4LZ

■ EXTENDED SEMI DETACHED FAMILY HOUSE



£229,950

 1 Bathrooms

 2 Bedrooms

PROPERTY FEATURES

- Tenure - Freehold, Council Tax Band C
- Viewing Essential

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A superb, extended, three reception, two bedroom plus study semi-detached family house situated in an excellent location in New Herrington with stunning south facing view to the rear of the adjacent fields, hills and woodland copses.

Internally the accommodation is in excellent condition throughout with flexible living space offering the eventual buyer the option to use the present ground floor dining room and a large third double bedroom.

Modern features include: gas central heating from a combination boiler, double glazing, spot lighting and fitted kitchen.

Externally there are large very well maintained gardens the rear including an open bar area and large shed. The gardens are perfect for enjoying summer months!

Viewing essential.

Agents Note

In order to comply with the Estate Agents Act could potential purchasers please note that this property is being marketed on behalf of an employee/relative of an employee of Hackett Property.

Property Information

Tenure - Freehold

Council Tax Band C

Accommodation

Side door into:

Reception Hall

Accessing ground and first floors via a central staircase.

Lounge

4.55m x 3.50m (14' 11" x 11' 6") approximately

With window to side and as a focal point a freestanding cast iron wood burner into an inglenook with slate hearth and timber beam over. Other benefits include laminate flooring and under stairs storage cupboard.

Dining Room

4.59m x 4.54m (15' 1" x 14' 11") approximately

Into a large bay window with electric fire, stone composite hearth and timber mantle piece. Also featuring laminate flooring.

The room would also make an excellent ground floor master (3rd) bedroom.

Kitchen

5.17m x 2m (17' 0" x 6' 7") approximately

Fitted with a range of reach units to wall and base with brushed steel furniture and laminate work surfaces over incorporating a stainless steel drainage sink and four ring halogen hob, oven under and filter hood over. Other benefits include multi tone tiled splash backs, karndean flooring and open arch to:

Garden Room



3.72m x 4.03m (12' 2" x 13' 3") approximately

A superb lounge looking into the gardens with stunning views of the fields and hills to rear.

Features include a continuation of the karndean flooring, spot lighting and double doors to garden.

First Floor Landing

With loft access and leading to remaining accommodation and telephone point.

Bedroom One (Front)

4.54m x 3.66m (14' 11" x 12' 0") approximately

An excellent double bedroom with laminate flooring.

Bedroom Two (Side)



3.55m x 2.45m (11' 8" x 8' 0") approximately

A larger single bedroom leading directly into the study room. With laminate flooring.

Study

3.20m x 1.98m (10' 6" x 6' 6") approximately

A superb lounge looking study or play room with laminate flooring.

Bathroom & Toilet

An attractive room fitted with a white three piece suite including bath, sink & toilet. Other benefits include rear window, tiling & shower over the bath.

Externally



To the front there is a low maintenance garden area with side driveway offering space for the parking of a number of cars and rear gardens access.

The rear garden enjoys fantastic views over the fields and woodland stretching across the adjacent hills.

The garden features a large lawn, graveled seating area shed and open bar area perfect for enjoying summer refreshments!