Hegartys
SALES & LETTINGS



2 Bedrooms

Situated within one of Houghton Le Spring's most desirable residential areas this beautiful two-bedroom detached bungalow offers spacious, light-filled accommodation throughout complemented by exceptional front and rear gardens, a long private driveway and a detached garage.

From the moment you arrive the property impresses with its attractive kerb appeal and meticulously maintained gardens. The generous driveway provides ample off-road parking for multiple vehicles and leads directly to the garage.

Internally, the bungalow boasts well-proportioned rooms flooded with natural light creating a bright and welcoming atmosphere throughout. The accommodation briefly comprises a spacious entrance hallway, a large living and dining room perfect for both relaxing and entertaining, a well-appointed fitted kitchen, two generously sized bedrooms and a family bathroom.

The beautifully landscaped rear garden provides a peaceful and private outdoor retreat ideal for enjoying sunny days, gardening or entertaining family and friends. The attractive front garden further enhances the property's charm and character.

Perfectly positioned close to a wide range of local amenities, shops, supermarkets, healthcare facilities, leisure amenities and excellent transport links this exceptional bungalow combines peaceful residential living with everyday convenience.

Properties of this quality and location rarely come to market making this a fantastic opportunity for those seeking a spacious, move-in-ready bungalow in a prime location.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Coptleigh, Houghton Le Spring, DH5

£215,000

EPC Rating: TBC

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL

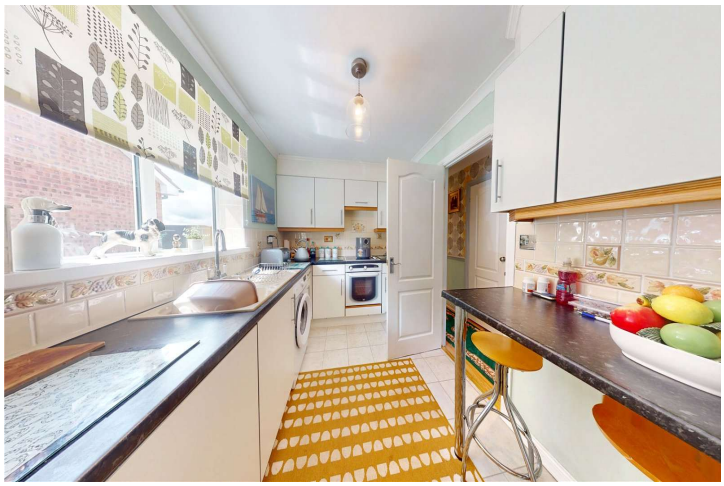


Reception / Diner:
13'8" x 20'1" (4.17m x 6.12m)
Carpeted Flooring, 2no UPVC Windows, Gas Fire with Surround, 2no Radiators



Kitchen:
7'7" x 11'4" (2.3m x 3.45m)
Tiled Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Electric Oven and Hob with Extractor, Breakfast Bar, Radiator

Master Bedroom:
10'2" x 13'3" (3.1m x 4.04m)
Laminate Flooring, UPVC Window, Radiator

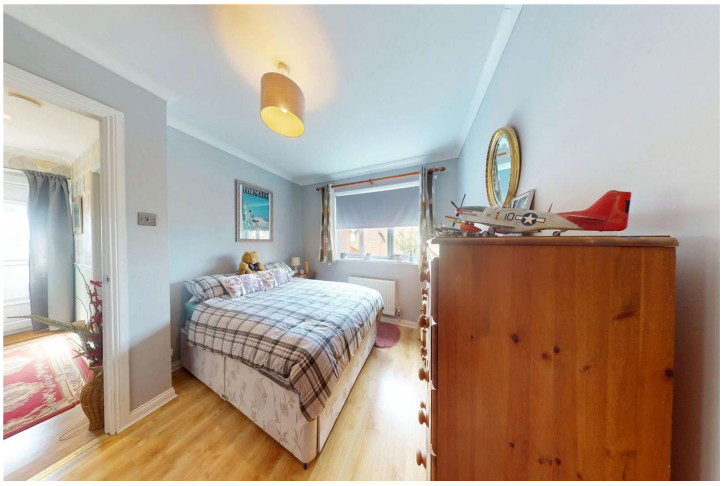


Bedroom Two:
9'5" x 10'11" (2.87m x 3.33m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
6'4" x 9'5" (1.93m x 2.87m)
Laminate Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Towel Radiator

For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









EPC: TBC

Parking: Driveway & Garage

Council Tax Band: C, Sunderland

Tenure: Freehold

Disclaimer:
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:
To arrange an appointment to view this property, please contact us on 01915124940.
hours are:
Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract