



2 Bedrooms

To be missed...

Spacious two-bedroom terraced house located in a highly sought-after residential area. This charming property boasts a homely atmosphere with a well-designed layout that maximizes space and natural light. The ground floor features a bright and airy living room, fitted kitchen and a dining area perfect for entertaining guests. Upstairs, you will find two generously sized bedrooms with ample storage space and a family bathroom. The property also benefits from a private rear yard. Situated in a convenient location close to local amenities, schools, and transport links, this home offers the perfect blend of comfort and convenience. Don't miss out on this fantastic opportunity to own a beautiful property in a desirable neighbourhood. Viewing is highly recommended.

Gertrude Street

Houghton Le Spring, DH4

Offers in the region

£70,000

EPC Rating: To be confirmed



Ground floor

Entrance Hall:

Laminate flooring leading to dining room and staircase to first floor.

Lounge:

11'1" x 12'2" (3.38m x 3.7m)

Having laminate flooring, fireplace, double glazed window and radiator.

Kitchen:

9'3" x 5'11" (2.82m x 1.8m)

Comprising of tiled flooring, tiled walls, wash hand basin, extractor, double glazed window, integrated oven, hob and storage cupboard.



Dining Room:

16' x 10'1" (4.88m x 3.07m)

Having laminate flooring, double glazed window and radiator.

First floor

Master Bedroom:

13'11" x 12'2" (4.24m x 3.7m)

Having built in wardrobes, carpeted flooring and double glazed window.

Bedroom 2:

10'5" x 8'8" (3.18m x 2.64m)

Having double glazed window, carpeted flooring, radiator and boiler.



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Bathroom:

6'7" x 4'6" (2m x 1.37m)

With panelled bath housing electric shower, wash hand basin, low level wc, vinyl flooring, tiled walls, double glazed window and radiator.

Exterior:

Externally the property has on street parking at the front of the property and to the rear, a rear yard.

EPC: TBC

Council Tax Band: A:

Sunderland City Council

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.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-N/A

PARKING ARRANGEMENTS: On street parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link [here](#)> Broadband Speed Checker - UK's No.1 Broadband Speed Test

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

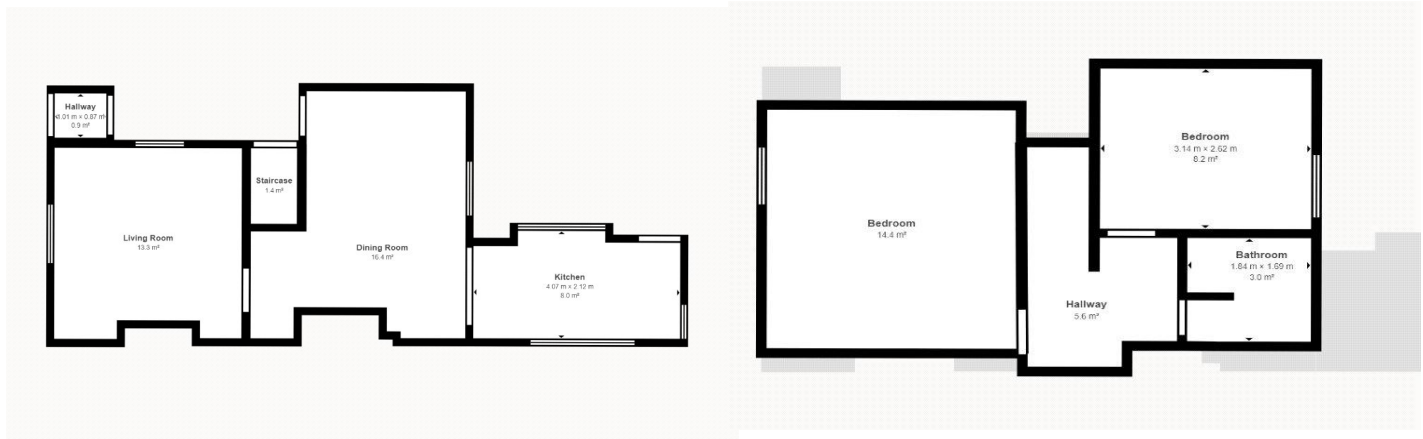
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through





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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