



2 Bedrooms

Calling all landlords...

This charming two-bedroom terraced house offers a convenient and comfortable living space, ideal for first-time buyers or small families. Situated in a well-established neighbourhood, the property benefits from easy access to local amenities, schools, and excellent transport links. The accommodation comprises a welcoming lounge, a fitted kitchen, and bathroom. Both bedrooms provide generous space and natural light, creating a bright and airy atmosphere throughout the home. Additional features include resident parking, ensuring hassle-free parking for you and your guests. The property also benefits from a rear yard, perfect for outdoor relaxation. With its practical layout and desirable location, this terraced house represents a fantastic opportunity to secure a delightful home in a convenient setting. Early viewing is highly recommended to fully appreciate the potential and charm on offer.

Gertrude Street

Houghton Le Spring, DH4

Offers Over:

£60,000

EPC Rating: E



Ground floor

Lounge:

13'2" x 12'6" (4.01m x 3.8m)

Having carpeted flooring, double glazed window and radiator.

Kitchen:

6'1" x 11'6" (1.85m x 3.5m)

Having wall and base units, wash hand basin, double glazed window, radiator and boiler.

Dining Room:

12'11" x 11'10" (3.94m x 3.6m)

Having double glazed window, carpeted flooring, fire place and radiator.



First floor

Landing:

With radiator.

Master Bedroom:

12'2" x 10' (3.7m x 3.05m)

Having carpeted flooring, storage cupboard double glazed window and radiator.

Bedroom 2:

8'6" x 15'10" (2.6m x 4.83m)

Having carpeted flooring, double glazed window and radiator.



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



Bathroom:

With panelled bath, tiled walls, wash hand basin, low level wc, double glazed window and radiator.

Exterior:

On street parking to the front of the property. Rear yard to the back.

EPC: E

Council Tax Band: A:

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.

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- none

PARKING ARRANGEMENTS: On Street parking

WATER METER: NO

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link

here>
https://www.youfibre.com/?utm_network=o&msclid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

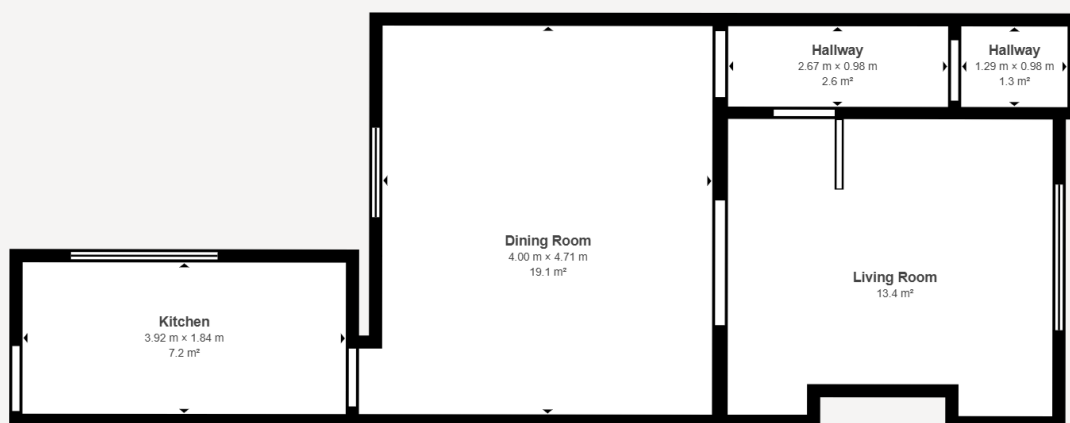
MOBILE PHONE SIGNAL: No known issues at the property
 NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

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 Estate Agent





Matterport Property Report:

12 Gertrude Street

Gross Floor Area - Full Property 93.1 m² | Floor 1 52.4 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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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