



2 Bedrooms

A lovely two-bedroom semi-detached home ideally positioned in a popular and convenient location offering driveway parking, gardens and excellent potential for a range of buyers.

The property is well situated close to a range of local amenities, schools, shops and excellent transport links making it an ideal choice for first-time buyers, couples or those looking to downsize. Internally, the accommodation offers two well-proportioned bedrooms, comfortable living space and a practical layout while externally the property benefits from a driveway providing off-road parking and gardens to the front and rear.

Located in a highly convenient area with everything you could need close by, this is a great opportunity to purchase a lovely home in a desirable Houghton-le-Spring location.

Offers in the region

£120,000

EPC Rating: C

Stoneleigh

Houghton le Spring, Houghton le Spring, DH4



Reception:

12'1" x 14'4" (3.68m x 4.37m)

Carpeted Flooring, UPVC Bay Window, Gas Fire with Surround, Radiator

Dining Room / Kitchen:

12'1" x 18'3" (3.68m x 5.56m)

Dining Room: Carpeted Flooring, UPVC Door, Radiator

Kitchen: Vinyl Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Electric Oven with Gas Hob and Extractor, Radiator

Master Bedroom:

10'8" x 16'4" (3.25m x 4.98m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

7' x 11'5" (2.13m x 3.48m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6'7" 7'6" (2m 2.29m)

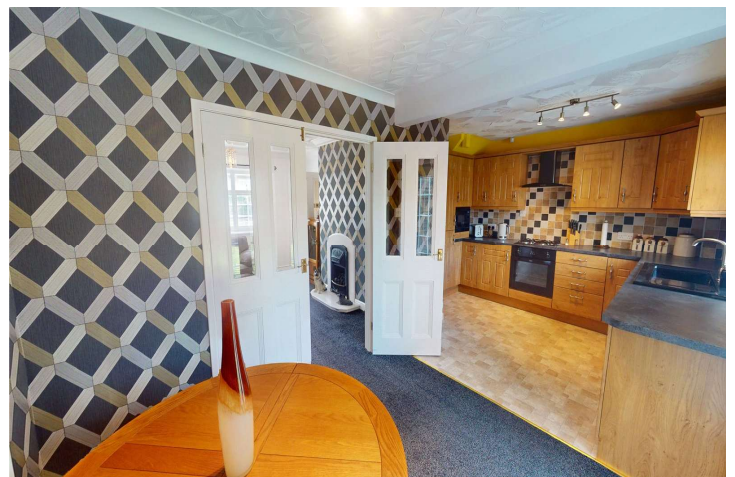
Tiled Flooring, Tiled Walls, UPVC Window, Corner Bath, Shower Cubicle, WC, Washbasin with Mixer Tap and Vanity Unit, Heated Towel Radiator.

Parking: Driveway

Tenure: Freehold

EPC: C

Council Tax Band: A, Sunderland



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



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: Driveway

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

https://www.youfibre.com/?utm_network=o&msclkid=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.

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:

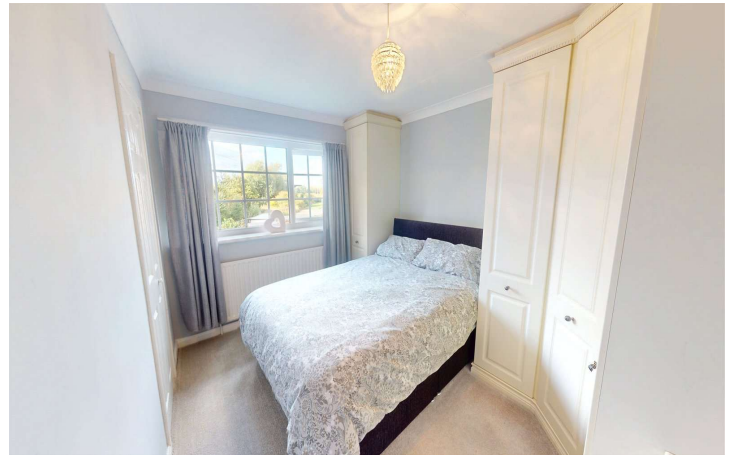
To arrange an appointment to view this property, please contact us on 01915124940.

hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - Freehold

Viewing - By appointment through



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	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