Hegartys
SALES & LETTINGS



2 Bedrooms

Beautiful Two-Bedroom Semi-Detached Home with Double Driveway, Rear Garden & Solar Panels!
Situated in a fantastic location this beautifully presented two-bedroom semi-detached home is sure to appeal to a range of buyers including first-time buyers, couples and downsizers alike.
Upon entering the property you are welcomed by a useful porch leading into the entrance hallway providing a warm and inviting first impression. The spacious and bright living room offers a wonderful place to relax and unwind with French doors opening directly onto the beautiful rear garden creating a lovely connection between indoor and outdoor living.
The property also boasts a lovely fitted kitchen complete with integrated appliances offering both style and practicality.
To the first floor are two bright and generously sized double bedrooms along with a family bathroom.
Externally, the property benefits from a double driveway to the front providing valuable off-street parking. To the rear is a beautiful garden ideal for relaxing, entertaining family and friends, or enjoying the warmer months.
Further benefits include solar panels adding to the appeal of this fantastic home.
Conveniently located close to local amenities, shops, schools and transport links this property offers comfortable living in a desirable location.
A beautiful home that must be viewed to be fully appreciated! With so much to offer we anticipate strong interest and early viewings are highly recommended to avoid disappointment.

Buckland Close

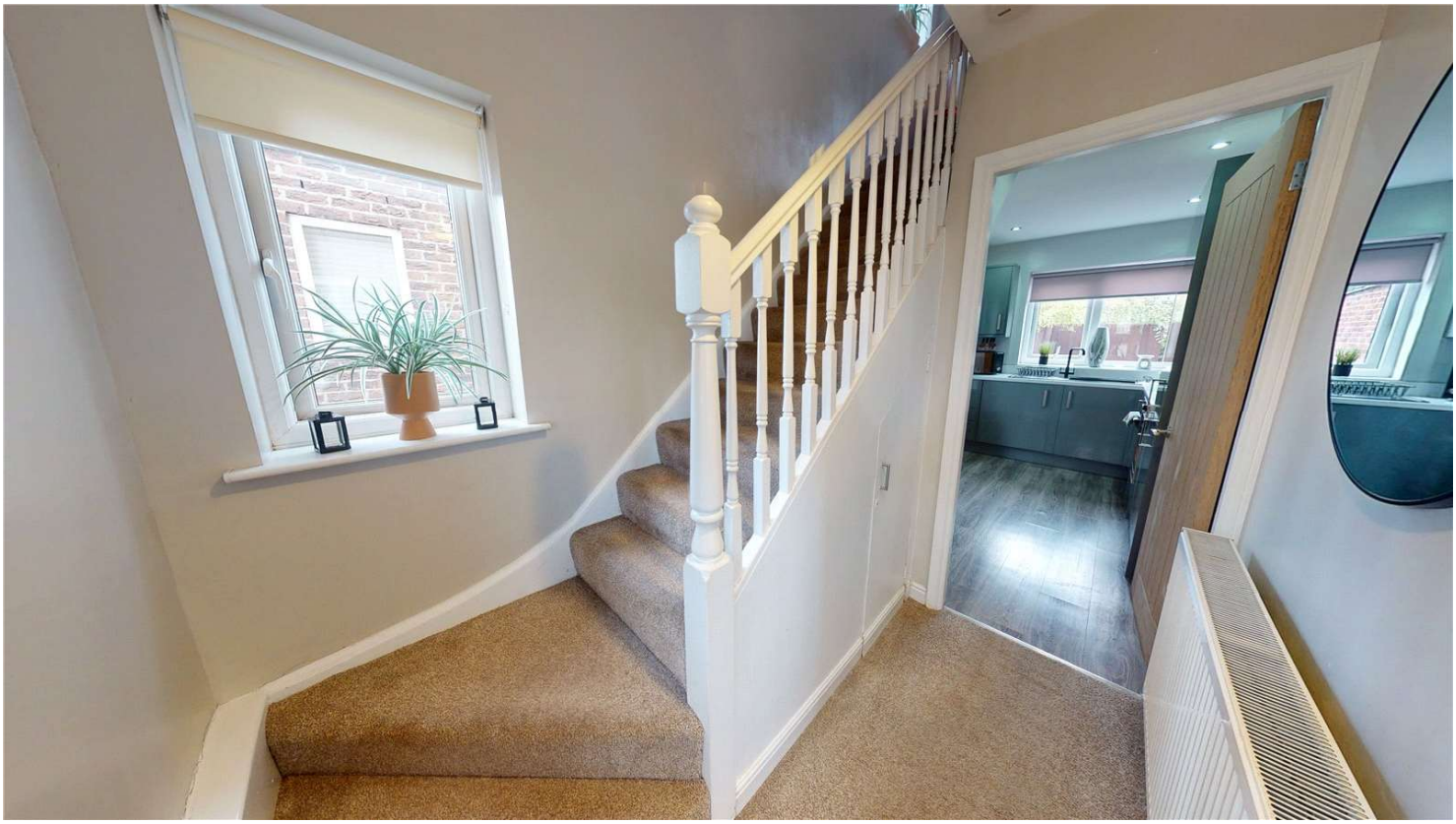
Houghton Le Spring, DH4

Offers in the region

£120,000

EPC Rating: To be confirmed

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:
12'x 19'8" (3.66mx 6m)
Carpeted Flooring, UPVC Window, UPVC French Doors, Radiator

Kitchen:
7'5"x 12'4" (2.26mx 3.76m)
Laminate Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Integrated Washing Machine, Integrated Fridge Freezer, Radiator

Master Bedroom:
9'6" x 15'6" (2.9m x 4.72m)
Laminate Flooring, UPVC Window, Radiator

Bedroom Two:
10' x 10'6" (3.05m x 3.2m)
Laminate Flooring, UPVC Window, Radiator

Bathroom:
5'1" x 6'6" (1.55m x 1.98m)
Tiled Flooring ???, UPVC Window, Part Tiled Walls, WC, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Heated Towel Radiator

EPC: TBC

Council Tax Band: A, Sunderland

Parking: Double Driveway

Tenure: Freehold





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









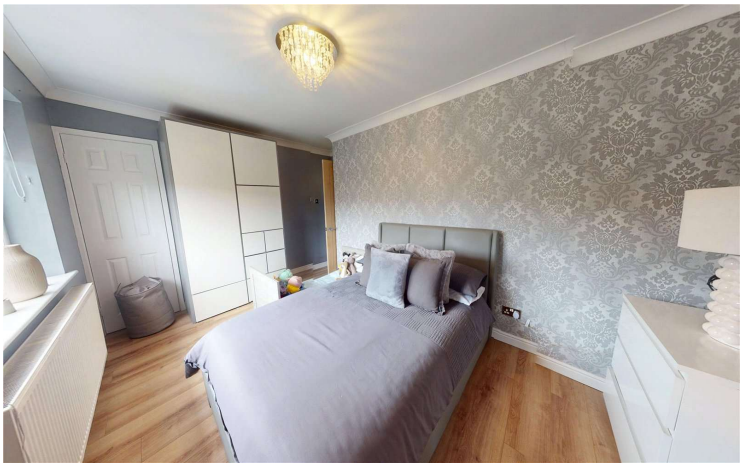
Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision.
SERVICES:
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.
MAINTENANCE/SERVICE CHARGES- none
PARKING ARRANGEMENTS: Double Driveway
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&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









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