



3 Bedrooms

No Upper Chain!

This charming terraced house boasts three well-appointed bedrooms and offers a perfect blend of comfort and convenience. The interior is bright and inviting, creating a welcoming atmosphere for residents and guests alike. The spacious living areas are ideal for relaxing or entertaining, while the well-maintained kitchen provides a functional space for cooking and dining. With its accessible location and affordable price, this property presents an excellent opportunity for first-time buyers, families, or investors looking to expand their portfolio. Don't miss out on this fantastic chance to own a beautiful home in a desirable neighbourhood.

Contact us today to arrange a viewing and secure your future in this lovely abode.

**8 Cotherstone Court,
Easington Lane,
Houghton Le Spring**

Asking Price:

£115,000

EPC Rating: To be



GROUND FLOOR

Living Room 12'10"x14'9" (3.9m x 4.5m). with double glazed window, radiator, log burner and French doors leading to rear garden.

Kitchen 11'2"x11'8" (3.4m x 3.56m). comprising of a range of wall and base units, electric oven, gas hob, double glazed window, radiator, stainless steel sink unit, tiled flooring, space for fridge/freezer, plumbing for automatic washing machine and understairs storage cupboard.

cloakroom/W.C featuring low level W.C, wash hand basin, tiled flooring, and double glazed window.

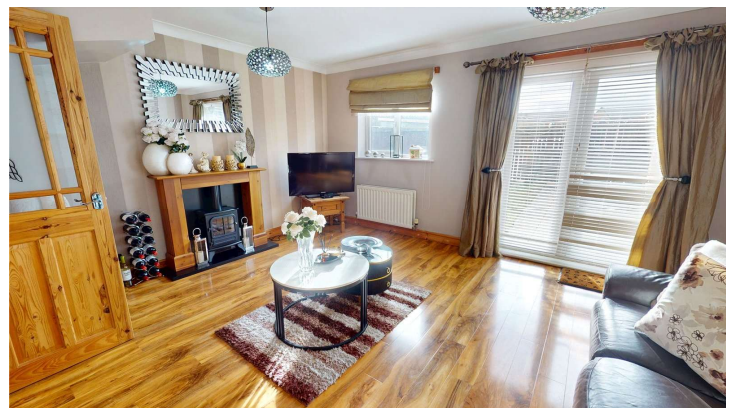
FIRST FLOOR

Master Bedroom 12'6"x8'5" (3.8m x 2.57m). with double glazed window, radiator, carpeted flooring and storage cupboard.

Bedroom Two 9'5"x7'10" (2.87m x 2.4m). with double glazed window, radiator, carpeted flooring and storage cupboard.

Bedroom Three 8'7"x6'2" (2.62m x 1.88m). with double glazed window, radiator and carpeted flooring.

Bathroom featuring low level W.C, wash hand basin, double glazed window, part tiled walls, tiled flooring, panelled bath with overhead shower.



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



EXTERNALLY The front of the property is wall enclosed with pathway to entrance door. To the rear there is an enclosed garden laid to lawn as well as a private allocated parking space.

Council Tax Band: B

EPC: C

Tenure: Freehold

NB 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: Off street parking (allocated parking bay)

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.

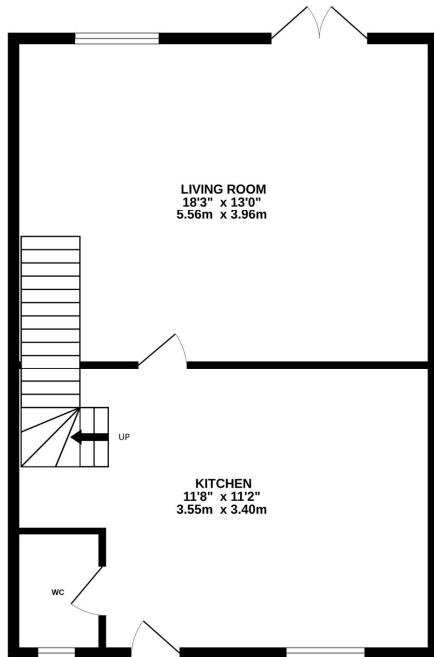


Council Tax Band - B

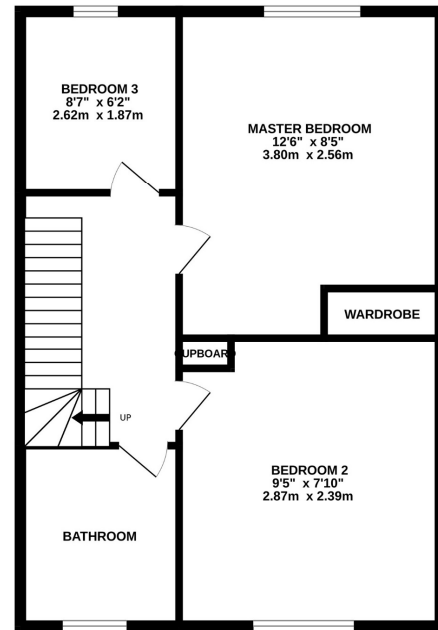
Tenure - Freehold

Viewing - By appointment through

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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