



2 Bedrooms

CALLING ALL PROPERTY DEVELOPERS...

Hegarty's welcome this 2 Bedroom terraced property ripe for development to the market! This fabulous property is located in a peaceful and sought-after area of Woodstone and offers spacious accommodation throughout.

The ground floor features a welcoming living room, kitchen with access to rear yard and dining room. Upstairs, you will find two generously sized bedrooms as well as a bathroom and separate W.C.

Situated in a quiet neighbourhood, this property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families or professionals looking for a cosy home in a convenient location.

Finchale Terrace

Houghton Le Spring, DH4

Offers Over:

£80,000

EPC Rating: To be



GROUND FLOOR

Entrance Hall:

with carpeted flooring and radiator.

Dining Room:

13'8"x11'5" (4.17mx3.48m)

with double glazed window, radiator and carpeted flooring.

Living Room:

13'6"x12'8" (4.11mx3.86m)

with double glazed window, radiator, gas fire, carpeted flooring and large understairs cupboard.

Kitchen:

12'1"x7'4" (3.68mx2.24m)

comprising of a range of wall and base units, composite sink and drainer unit, double glazed window, radiator, gas oven with electric hob, plumbing for washing machine, tiled walls, tiled flooring, integrated fridge/freezer and door leading to rear yard.

FIRST FLOOR

Master Bedroom:



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15'2"x13'8" (4.62mx4.17m)

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

Bedroom Two:

12'8"x10'10" (3.86mx3.3m)

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

Bathroom:

featuring double glazed window, tiled walls, corner bath, mains fed walk in tiled shower, wash hand basin, radiator and carpeted flooring.



W.C:

low level W.C, double glazed window, tiled walls, radiator and carpeted flooring.

Externally:

to the front of the property there is an enclosed front garden with gravelled area and pathway to entrance door whilst to the rear there is an enclosed yard.

EPC: E

Council Tax Band: A

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.



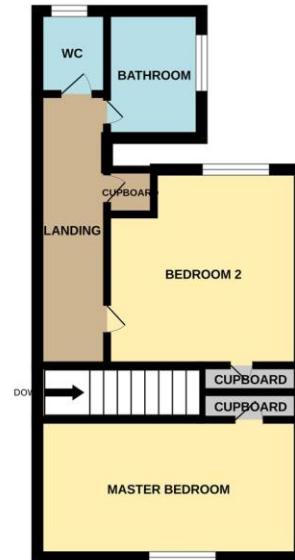
Tenure - Freehold

Viewing - By appointment through Estate Agent

GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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