



2 Bedrooms

Welcome to Ellesmere Close, a beautifully presented two bedroom first floor apartment situated within a highly regarded and attractive development in Houghton Le Spring.

Recently decorated throughout and fitted with brand new carpets, this bright and spacious home is ready to move straight into. The property boasts a modern open-plan living room and kitchen, creating a stylish and practical space ideal for both relaxing and entertaining.

The master bedroom benefits from an additional room used as a dressing room offering excellent storage or versatile use as a home office. A second well-proportioned bedroom and a contemporary family bathroom complete the accommodation.

Further benefits include an alarm system for added peace of mind, allocated parking along with visitor parking and well-maintained communal areas that enhance the appeal of this lovely development. Ideally located with convenient access to local amenities, transport links, and surrounding areas this property would suit a wide range of buyers.

Early viewing is highly recommended to fully appreciate the quality, space, and location on offer.

Offers in the region

Ellesmere Close

Houghton Le Spring, DH4

£73,500

EPC Rating: To be confirmed



Entrance Hall:

3' x 19'5" (0.91m x 5.92m)

Carpeted Flooring, Radiator, Door Intercom, Alarm Panel

Reception / Kitchen:

3.34 x 7.73

Reception: Carpeted Flooring, UPVC Doors, Radiator

Kitchen: Vinyl Flooring, UPVC Window, Wall and Base Units, Stainless Steel Sink with Mixer Tap, Integrated Washing Machine, Dishwasher and Fridge Freezer, Gas Oven and Hob with Extractor Fan, Radiator



Bedroom 1:

8'8" x 12' (2.64m x 3.66m)

Carpeted Flooring, UPVC Window, Radiator

Dressing Room:

5'1" x 7'5" (1.55m x 2.26m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom 2:

8'8" x 7'10" (2.64m x 2.4m)

Carpeted Flooring, UPVC Window, Radiator



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

**Bathroom:****5' x 6'10" (1.52m x 2.08m)**

Vinyl Flooring, UPVC Window, Panelled Bath with Overhead Shower, Glass Shower Screen, Washbasin with Mixer Tap, W/C, Radiator

EPC: TBC**Council Tax Band: A, Sunderland****Parking: Allocated & Visitor Parking****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** - Leasehold**Viewing** - By appointment through Hegarty's

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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