



2 Bedrooms

Located in a popular and well-regarded residential area, this deceptively spacious three-bedroom mid-terrace property offers generous accommodation throughout and must be viewed to fully appreciate the space on offer.

The ground floor features a very large reception/dining room providing an excellent open and versatile living space ideal for families and entertaining. This is complemented by a well-proportioned kitchen and a family bathroom.

To the first floor are two good-sized bedrooms all offering comfortable and practical living space. The property further benefits from an impressive loft area which is fully boarded, carpeted and provides extensive storage, a rare and valuable feature.

Externally, the home enjoys outside space adding to its appeal and practicality.

Offering excellent room sizes, superb storage and a great location close to local amenities and transport links, this is a fantastic opportunity for a range of buyers.

Early viewing is highly recommended, a must see to truly appreciate the space and layout.

Offers in the region

Fairy Street

Houghton Le Spring, DH5

£60,000

EPC Rating: To be confirmed



Reception / Diner:

15'11" x 25'1" (4.85m x 7.65m)

carpeted Flooring, UPVC Window, UPVC Door, Stairs leading to bedrooms Radiator

Kitchen:

7'7" x 9'3" (2.3m x 2.82m)

Tiled Flooring, UPVC Window, Wall and Base Units, Stainless Steel Sink Unit with Drainer and Mixer Tap, Gas Boiler, Electric Oven, Gas Hob and Extractor Fan

Bedroom 1:

8'1" x 14'5" (2.46m x 4.4m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom 2:

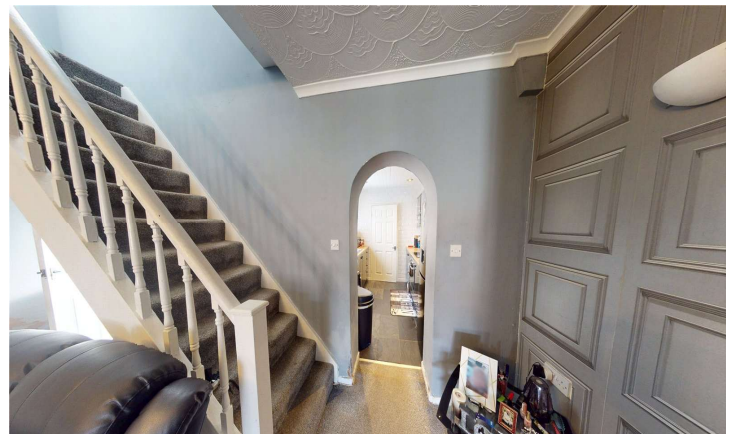
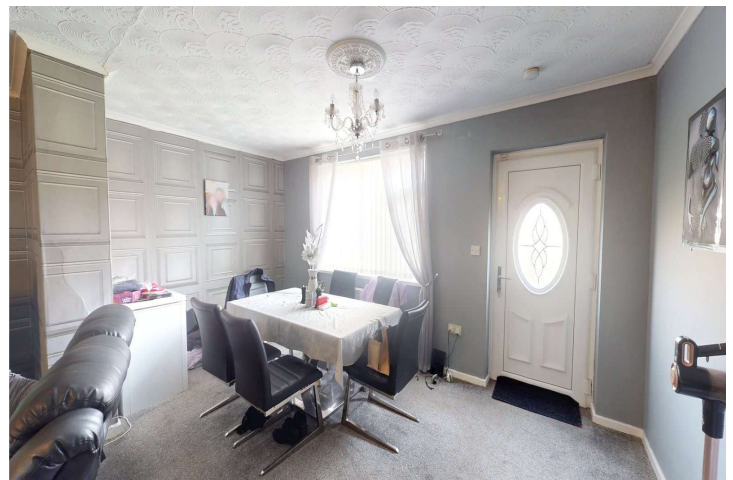
7'7" x 13' (2.3m x 3.96m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'5" x 7'7" (1.65m x 2.3m)

Tiled Flooring, UPVC Window, Washbasin with Mixer Tap, Heated Towel Radiator, Electric Shower, W/C, Spotlights



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



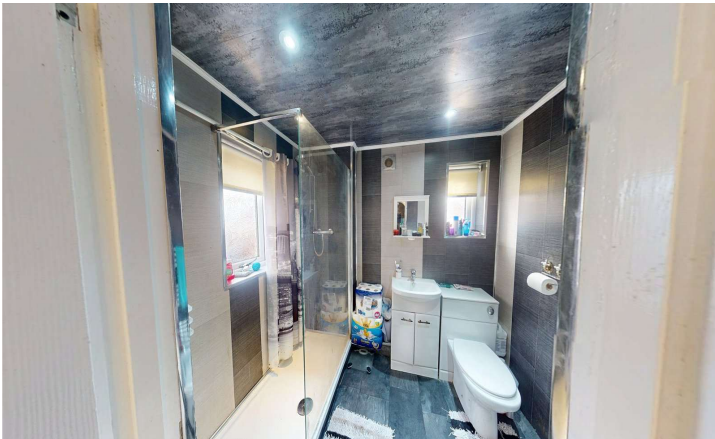
EPC:
TBC

Council Tax Band:
A, Sunderland

Parking:
Street 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.

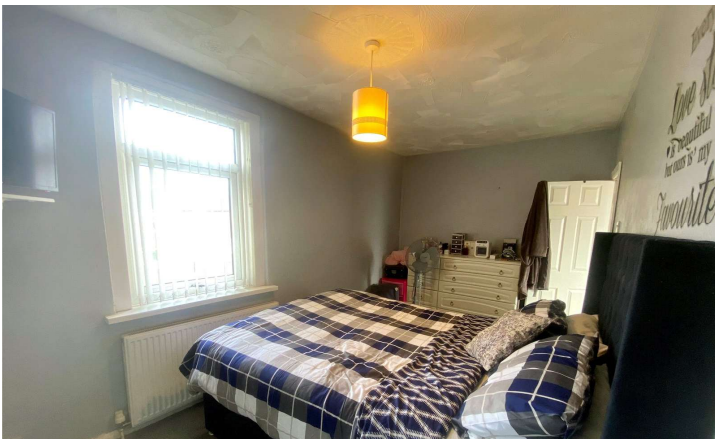


Viewing Arrangements:

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 - Freehold

Viewing - By appointment through Hegarty's



For additional information and full photo gallery please visit

www.hegartysestateagents.co.uk

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