



This well-presented 3 bedroom semi detached home comprises a porch with an access door to the garage, lounge, inner hall, cloakroom/wc and a large, well-equipped kitchen/dining room to the rear which features double doors opening to the two-tier gardens. The first floor has three double sized bedrooms, an en suite shower room and a family bathroom.

Situated in Chilton Moor, a short distance to Houghton le Spring, this popular modern development has easy access throughout the region via an excellent road network. Good shops, schools and leisure amenities are close by.

Early viewings are essential

Black Cherry Close

Houghton Le Spring, DH4

Asking Price:

£190,000

EPC Rating: B



Reception:
3.16 x 16'2" (3.16 x 4.93m)

Kitchen / Diner:
8'4" x 18'10" (2.54m x 5.74m)

W/C:
2'11" x 5'4" (0.9m x 1.63m)

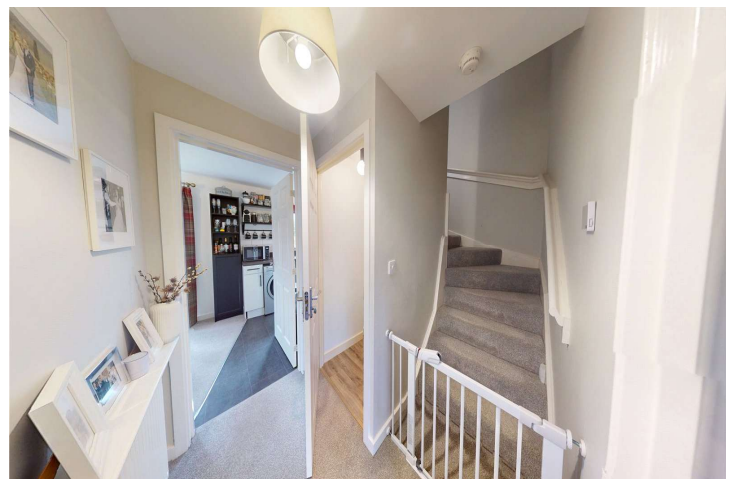
Bedroom 1:
9'8" x 13'11" (2.95m x 4.24m)

En-Suite:
4'8" x 6'11" (1.42m x 2.1m)

Bedroom 2:
8'9" x 11'4" (2.67m x 3.45m)

Bedroom 3:
7'11" x 9'11" (2.41m x 3.02m)

Bathroom:
5'7" x 8'9" (1.7m x 2.67m)



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



EPC: B

Council Tax Band: C, Sunderland

Parking: Driveway & Garage

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

WATER METER- Yes

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link

[https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%](https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20)

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



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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