



2 Bedrooms

A rare opportunity to acquire this lovely 2-bedroom semi-detached bungalow in a highly sought-after area of Houghton Le Spring. The property does need modernisation and updating throughout but has very high potential. This property offers spacious, light-filled rooms, kitchen and bathroom, generous gardens and off-street parking with a garage making it ideal for downsizers, first-time buyers, or investors.

Upon entering, you are greeted by a bright and welcoming hallway that leads to the large reception room, two generously sized bedrooms both of which are filled with natural light and offer ample space for furniture and storage. The lounge is spacious and airy providing a versatile layout for relaxing, entertaining, or family living with large windows enhancing the feeling of space and brightness throughout. The kitchen is well-equipped offering practical storage, work surfaces and a layout that makes cooking a pleasure. The bathroom is stylishly finished, functional and complements the overall quality of the property.

One of the standout features of this home is its generous gardens. The front garden adds to the property's curb appeal while the rear garden provides a private outdoor space perfect for relaxing, entertaining or gardening. Additional benefits include a driveway providing off-street parking and a garage, ideal for secure storage or a workshop.

Situated in a fantastic location, 9 Aireys Close is tucked away in a quiet cul-de-sac yet remains close to local amenities, shops, schools, and excellent transport links. The combination of a peaceful setting, spacious accommodation and modern conveniences makes this bungalow a highly desirable property and a rare find in the current market.

Asking Price:

£150,000

EPC Rating: D

Aireys Close

Houghton Le Spring, Tyne and
Wear, DH4



Reception:

11'1" x 15'11" (3.38m x 4.85m)

Carpeted Flooring, UPVC Window, Fire Surround, Radiator

Kitchen:

7'1" x 10'9" (2.16m x 3.28m)

Tiled Flooring, UPVC Window, UPVC Door, Wall and Base units, Stainless Steel Sink with Mixer Tap, Electric Hob with Oven and Extractor Fan, Radiator

Bedroom 1:

8'11" x 13'3" (2.72m x 4.04m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom 2:

8'10" x 10'6" (2.7m x 3.2m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'10" x 7'3" (1.78m x 2.2m)

Vinyl Flooring, Panelled Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle with Thermostatic Shower, Towel Radiator

EPC: TBC

Council Tax Band: B, Sunderland

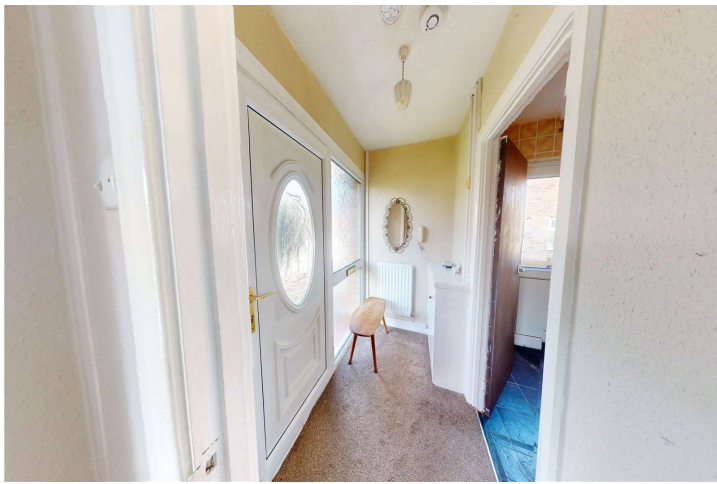
Parking: Driveway & Garage

Tenure: Freehold

Material Information:



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



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- No

PARKING ARRANGEMENTS: Garage & Driveway

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%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

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.

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.

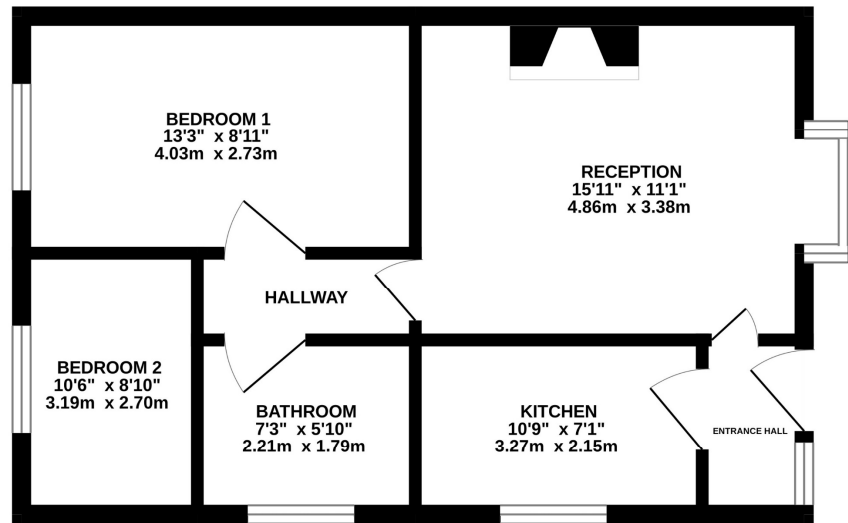
hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - Freehold

Viewing - By appointment through

GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 369 sq.ft. (34.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix (02020)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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