



3 Bedrooms

This well-presented three-bedroom semi-detached home is ideally located within an extremely sought-after area of Houghton Le Spring, making it a perfect choice for families.

The property offers spacious and well-proportioned accommodation throughout beginning with a welcoming entrance porch leading into two bright reception rooms. A large bay window allows an abundance of natural light to fill the living space creating a warm and inviting atmosphere. To the rear there is a fitted kitchen along with a separate utility area, adding both practicality and convenience.

To the first floor, the home offers two generously sized bedrooms along with a third versatile room ideal for use as a nursery, home office or dressing room. A family bathroom completes the upstairs layout.

Externally, the property benefits from a large driveway providing ample off-street parking as well as a garage and a pleasant rear garden perfect for outdoor enjoyment.

Situated close to reputable schools, local shops and excellent transport links this highly desirable location continues to be popular with buyers.

This property offers exceptional potential to modernise, extend or personalise making it an exciting opportunity for buyers looking to add value and create a truly stunning home in a prime location.

This fantastic opportunity is not to be missed and early viewings are highly recommended.

Leeholme

Houghton le Spring, DH5

Asking Price:

£170,000

EPC Rating: E



Entrance Porch:

5' x 5'8" (1.52m x 1.73m)

Carpeted Flooring, UPVC door leading into Living Room

Living Room:

13' x 16'8" (3.96m x 5.08m)

Carpeted Flooring, UPVC Bay Window, Gas Fire with Surround, French Doors leading into Dining Room, Stairs leading to First Floor, Radiator

Dining Room:

8'10" x 18'1" (2.7m x 5.5m)

Carpeted Flooring, UPVC Window, French Doors leading into Living Room, Radiator

Kitchen:

7'6" x 10'4" (2.29m x 3.15m)

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

Utility Room:

5' x 6'6" (1.52m x 1.98m)

Tiled Flooring, UPVC Window, UPVC Door, Base Units, Stainless Steel Sink with Mixer Tap, Radiator

Master Bedroom:

10' x 13'5" (3.05m x 4.1m)

Carpeted Flooring, UPVC Window, Radiator



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



Bedroom Two:

9'11" x 10'10" (3.02m x 3.3m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

6'6" x 10'4" (1.98m x 3.15m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6' x 6'5" (1.83m x 1.96m)

Vinyl Flooring, Tiled Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath, Overhead Shower with Shower Curtain, Radiator



Parking: Large Driveway & Garage

Tenure: Freehold

EPC: E

Council Tax Band: B, Sunderland

Disclaimer:

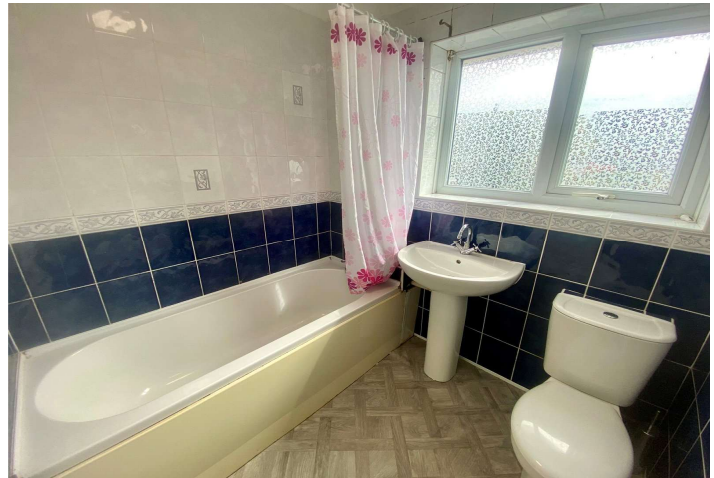
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Viewing Arrangements:

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.



Viewing - By appointment through Hegarty's





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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