



2 Bedrooms

Location Location Location...

Situated in the desirable neighbourhood of Westwood, this charming semi-detached house offers a cosy and inviting atmosphere perfect for a small family or a couple. Boasting two well-appointed bedrooms, a spacious living area, and a modern kitchen, this property is ideal for those seeking a comfortable and convenient living space.

The property also features a lovely garden, perfect for enjoying al fresco dining or simply relaxing on a sunny day. Additionally, the off-street parking provides convenience for residents with vehicles.

Located close to local amenities, schools, and transport links, this property offers a peaceful retreat while still being within easy reach of everything you need. Don't miss out on this wonderful opportunity to make this house your new home. Contact us today to arrange a viewing.

Briar Lea

Shiney Row, DH4

Offers Over:

£170,000

EPC Rating: To be confirmed



Porch:

Having laminate flooring and double glazed window.

Entrance Hall:

Having laminate flooring, double glazed window and radiator.

Lounge:

Having laminate flooring, electric fire, double glazed window and radiator.

Kitchen:

Having a range of wall and base units, stainless steel sink unit, extractor, laminate flooring, double glazed window, tiled splashback, electric hob, and radiator.

Dining Room:

Having laminate flooring and radiator.

Master Bedroom:

Having built in wardrobes, carpeted flooring, double glazed window and radiator.

Bedroom 2:

Having carpeted flooring, double glazed window and radiator.

Exterior:

Externally the property comprises of a driveway for multiple vehicles to the front of the property. To the rear there is a good sized garden laid with artificial lawn area surrounded by shrubs and hedges. There is also a garage to the rear.



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



EPC: TBC

Tenure: Freehold

Council tax band: B:
Sunderland City Council

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.

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-

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

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.



Tenure - Freehold

Viewing - By appointment through





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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