



3 Bedrooms

This immaculate three bedroom detached home is beautifully presented throughout and located on a sought-after modern development in the highly desirable area of Newbottle offering stylish and spacious living ideal for families.

Upon entering you are welcomed by a bright and impressive hallway setting the tone for the quality throughout. The ground floor features a large, light filled reception room, a convenient W/C and a stunning modern kitchen/diner

Asking Price:

£235,000

EPC Rating: B

Butterwick Road

Newbottle, Houghton Le Spring,
DH4



Reception:

Carpeted Flooring, Radiator, Electric Fire with Surround

Kitchen:

13'10" x 17'5" (4.22m x 5.3m)

Laminate Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Granite Worktops, Island, Sink with Mixer Tap, Electric Oven and Hob with Extractor, Integrated Fridge Freezer, Washing Machine and Dishwasher, Radiator

W/C:

2'11" x 5'1" (0.9m x 1.55m)

Laminate Flooring, W/C. Washbasin with Mixer Tap, Part Tiled Walls

Master Bedroom:

10'10" x 11'5" (3.3m x 3.48m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Three:

6'2" x 7'6" (1.88m x 2.29m)



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



Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bathroom:

6'7" x 6'11" (2m x 2.1m)

Tiled Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath with Handheld Shower, Towel Radiator, Spotlights

En-Suite:

3'7" x 7'7" (1.1m x 2.3m)

Tiled Flooring, W/C, Washbasin with Mixer Tap, Shower Cubicle, Towel Radiator



Parking: Driveway & Garage

EPC: B

Council Tax Band: C, Sunderland

Tenure: Freehold

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: Garage & Driveway

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

https://www.youfibre.com/?utm_network=o&utm_sclid=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

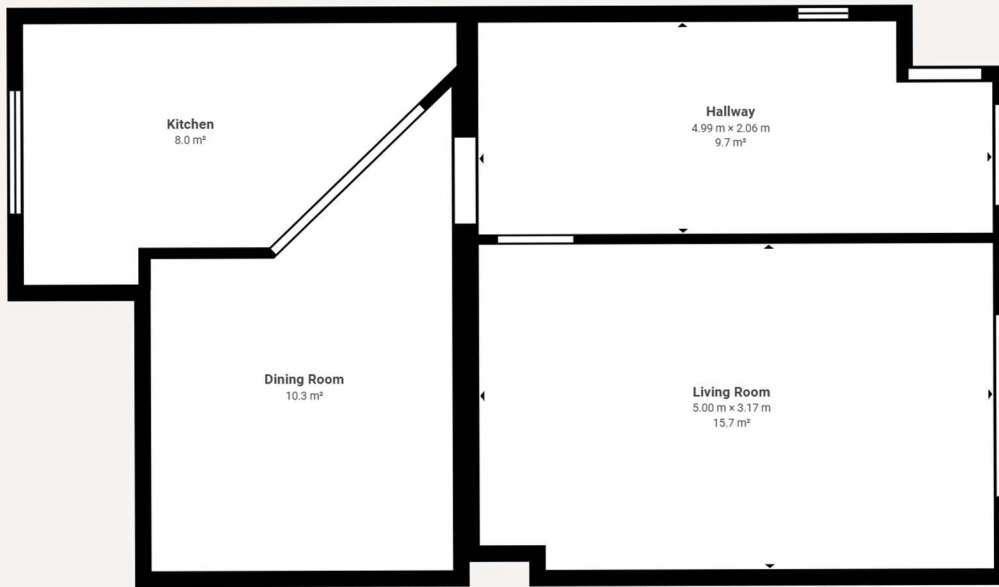
ELECTRIC CAR CHARGER- No

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





Matterport Property Report:

39 Butterwick

Gross Floor Area - Full Property 102.4 m² | Floor 1 51.7 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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