

Hegartys

SALES & LETTINGS



3 Bedrooms

This spacious three-bedroom semi-detached home is perfectly positioned within a popular area of Houghton Le Spring, offering bright and airy accommodation throughout along with fantastic potential for a range of buyers.

To the ground floor, the property benefits from two well-proportioned reception rooms filled with natural light creating a warm and welcoming

Moorsfield

Houghton le Spring, Houghton le Spring, DH4

Offers in the region

£145,000

EPC Rating: To be



Reception:

12'2" x 14'3" (3.7m x 4.34m)

Carpeted Flooring, UPVC Window, Radiator

Dining Room:

8'3" x 10'6" (2.51m x 3.2m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen:

7'3" x 10'6" (2.2m x 3.2m)

Tiled Flooring, UPVC Window, Walland Base Units, Sink with Mixer Tap, Electric Oven, Gas Hob with Extractor, Washing Machine, Fridge Freezer

Bathroom:

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

Vinyl Flooring, UPVC Window, Wall Cladding, W/C, Panelled Bath with Overhead Shower, Washbasin with Mixer Tap

Master Bedroom:

9'3" x 13'8" (2.82m x 4.17m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

6'9" x 10'10" (2.06m x 3.3m)

Carpeted Flooring, UPVC Window, Radiator



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



Bedroom Three:

9'3" x 9'9" (2.82m x 2.97m)

Carpeted Flooring, UPVC Window, Radiator

Parking: Garage

EPC: TBC

Council Tax Band: B, 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

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&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.

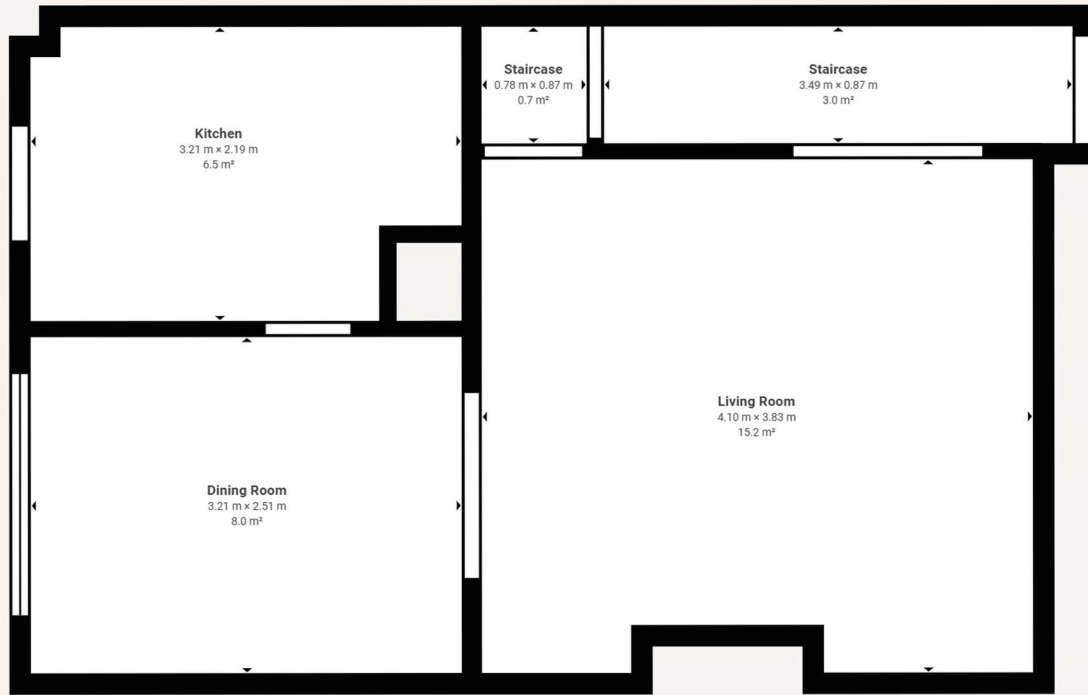
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only.





 Matterport Property Report:

99 Moorsfield

Gross Floor Area - Full Property 78.5 m² | Floor 1 40.1 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



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

0191 512 4940 | sales@hegartysea.co.uk | www.hegartysestateagents.co.uk
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL