



2 Bedrooms

This charming two-bedroom terraced home is ideally located within the highly desirable area of Penshaw, offering spacious accommodation plenty of natural light and fantastic potential to create a wonderful home. The property features a large front garden with the added benefit of off-street parking. Internally, there are two generous reception rooms both bright and airy along with a fitted kitchen and a ground floor bathroom. To the first floor, the home offers two large double bedrooms both benefiting from fitted wardrobes with the master bedroom also featuring a convenient W/C.

Externally, there is a private yard to the rear providing additional outdoor space.

Situated close to local amenities, parks, shops and beautiful walking routes this property offers both convenience and lifestyle in a sought-after location. With excellent potential to modernise and add value this is an opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Offers in the region

Garden Place

Penshaw, DH4

£125,000

EPC Rating: To be



Reception:

12' x 12'3" (3.66m x 3.73m)

Carpeted Flooring, UPVC Window, Gas Fire with Surround, Radiator

Kitchen:

7'5" x 7'6" (2.26m x 2.29m)

Laminate Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Gas Oven, Electric Hob with Extractor, Washing Machine, Fridge Freezer, Radiator,

Dining Room:

12' x 15'10" (3.66m x 4.83m)

Carpeted Flooring, UPVC Window, Gas Fiew with Surround, Radiator



Bathroom:

5'8" x 7'1" (1.73m x 2.16m)

Laminate Flooring, UPVC Window, Wall Cladding, W/C, Washbasin with Mixer Tap, Shower Cubicle, Spotlights, Radiator

Master Bedroom:

12'2" x 15'10" (3.7m x 4.83m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Two:

12'2" x 15'9" (3.7m x 4.8m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

W/C:

3'1" x 4' (0.94m x 1.22m)

Laminate Flooring, Wall Cladding, W/C, Washbasin with Mixer Tap



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



Parking: Off Street Parking

EPC: TBC

Council Tax Band: A, 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- No

PARKING ARRANGEMENTS: Off Street Parking

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&msclid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%207C%20Broadband%207C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast here>

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.

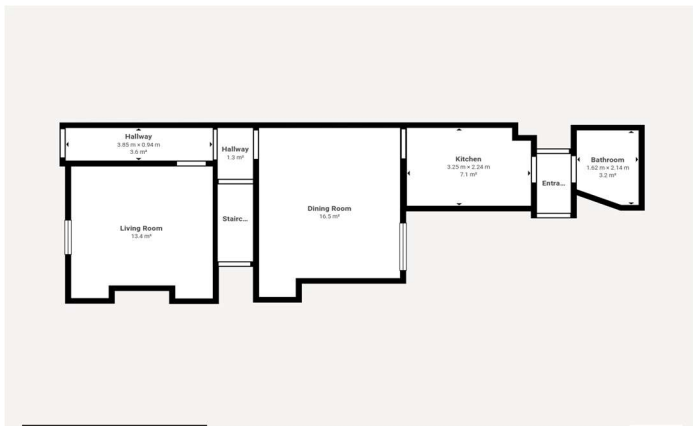
hours are :

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



Tenure - Freehold

Viewing - By appointment through



For additional information and full photo gallery please visit

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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