



2 Bedrooms

This well-presented two-bedroom terraced home is ideally situated within the popular area of Fencehouses, offering spacious accommodation filled with natural light and excellent convenience for local amenities and transport links.

To the ground floor, the property benefits from two bright and welcoming reception rooms, a fitted kitchen and a family bathroom creating a practical and comfortable layout for modern living.

To the first floor are two good-sized bedrooms, both offering plenty of natural light and versatile living space. Externally, the property enjoys a private rear yard along with the opportunity to obtain the garden area to the front for a small fee providing additional outdoor potential.

Located close to shops, schools and excellent transport connections this property would make an ideal purchase for first-time buyers, investors or those looking to downsize.

A must-see property to fully appreciate the space and potential on offer.

Ewe Hill Terrace

Fencehouses, DH4

Offers in the region

£70,000

EPC Rating: E



Reception:

12'8" x 15'5" (3.86m x 4.7m)

Having carpeted flooring, radiator, door to rear yard, staircase to first floor and double doors leading to...

Dining Room:

14'4" x 12'5" (4.37m x 3.78m)

Having carpeted flooring, double glazed window, radiator and fireplace.

Kitchen:

9'3" x 9'1" (2.82m x 2.77m)

Comprising of a range of wall and base units, stainless steel sink unit, extractor, stainless steel splashback, gas hob, electric oven, plumbing for washing machine, partially tiled walls, tiled flooring, gas boiler and double glazed window.

Bathroom:

5'4" x 9'3" (1.63m x 2.82m)

Having panelled bath housing shower, low level wc, wash hand basin, radiator, tiled flooring, tiled walls and double glazed windows.

Landing:

Radiator.

Master Bedroom:

11'9" x 11'8" (3.58m x 3.56m)

Having carpeted flooring, storage cupboard, double glazed window and radiator.



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



Bedroom Two:
15' x 10'3" (4.57m x 3.12m)

Having carpeted flooring, double glazed window and radiator.

Parking: Street Parking

EPC: E

Council Tax Band: A

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: 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&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

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 vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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