



2 Bedrooms

This spacious two-bedroom terraced home is beautifully presented throughout and offers bright, modern living within the highly popular area of Penshaw. Deceptively spacious and filled with natural light, this fantastic property is perfect for first-time buyers, couples or investors alike.

To the ground floor, the property boasts a large and welcoming reception and dining area creating an excellent open living space ideal for both relaxing and entertaining. The beautiful modern fitted kitchen is stylish and practical while the lovely family bathroom is finished to a great standard.

Upstairs are two generously sized bedrooms both bright and airy with plenty of natural light.

Externally, the property benefits from a private rear outdoor space perfect for relaxing or enjoying outdoor dining during the warmer months.

Situated within a convenient location close to shops, schools, transport links and local amenities this property truly must be viewed to fully appreciate the size and quality accommodation on offer.

Early viewing is highly recommended.

Offers in the region

Rose Street West

Penshaw, DH4

£115,000

EPC Rating: C



Reception:

14'3" x 8'10" (max) (4.34m x 2.7m (max))

Carpeted Flooring, UPVC Window, Radiator

Dining Room:

12'4" x 12'5" (3.76m x 3.78m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen:

6'6" x 8'10" (1.98m x 2.7m)

Tiled Flooring, UPVC Window, UPVC Door, Tiled Splashbacks, Stainless Steel Sink with Mixer Tap, Gas Oven and Hob with Extractor, Wall and Base Units, Radiator

Bathroom:

6'3" x 4'10" (1.9m x 1.47m)

Laminate Flooring, Cladded Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Towel Radiator

Master Bedroom:

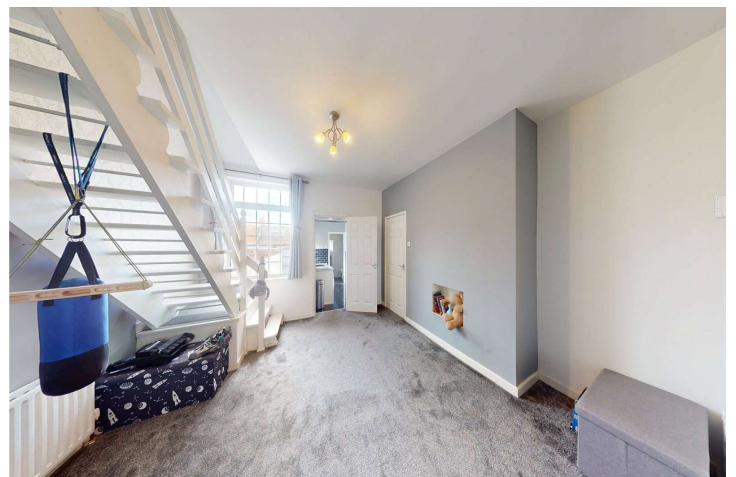
10'6" x 11'2" (3.2m x 3.4m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

12'10" x 7'3" (3.9m x 2.2m)

Carpeted Flooring, UPVC Window, Radiator



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



Tenure: Freehold

EPC: C

Council Tax Band: A, Sunderland

Disclaimer:

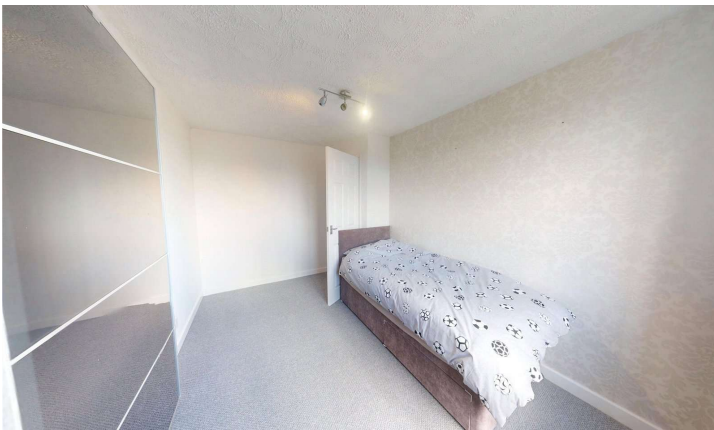
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 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