



3 Bedrooms

This beautifully presented three-bedroom end terrace home offers spacious and modern living within one of Houghton Le Spring's most sought-after locations. Bright, airy and well maintained throughout this fantastic property is ideal for families, first-time buyers or professionals looking for a home ready to move straight into.

The property benefits from front and rear gardens along with a garage providing excellent outdoor space and additional storage or parking. Internally, the home boasts large rooms filled with natural light creating a warm and welcoming atmosphere throughout.

To the ground floor is a large modern fitted kitchen complete with integrated appliances offering both style and practicality alongside a lovely conservatory to the rear providing the perfect additional living or dining space overlooking the garden.

Upstairs are three generously sized bedrooms along with a modern family bathroom finished to a lovely standard.

Situated within a highly desirable location close to schools, shops, transport links and local amenities this impressive home offers both comfort and convenience.

A must-see property offering space, style and an excellent location. Early viewing is highly recommended.

Lawnswood

Houghton Le Spring, DH5

Offers in the region

£155,000

EPC Rating: C



Reception:

12' x 17'11" (3.66m x 5.46m)

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

Kitchen / Diner:

9'6" x 22'2" (2.9m x 6.76m)

Vinyl Flooring, UPVC Window, UPVC Door, Wall and Base Units, Quartz Sink with Mixer Tap and Drainer, Electric Oven & Hob with Extractor, Integrated Fridge Freezer, Washing Machine and Dishwasher, Under Stair Storage Cupboard, Radiator

Diner: Laminate Flooring, 2no UPVC Windows



Conservatory:

7'6" x 10' (2.29m x 3.05m)

Laminate Flooring, Full UPVC Windows and Door, Blinds

Master Bedroom:

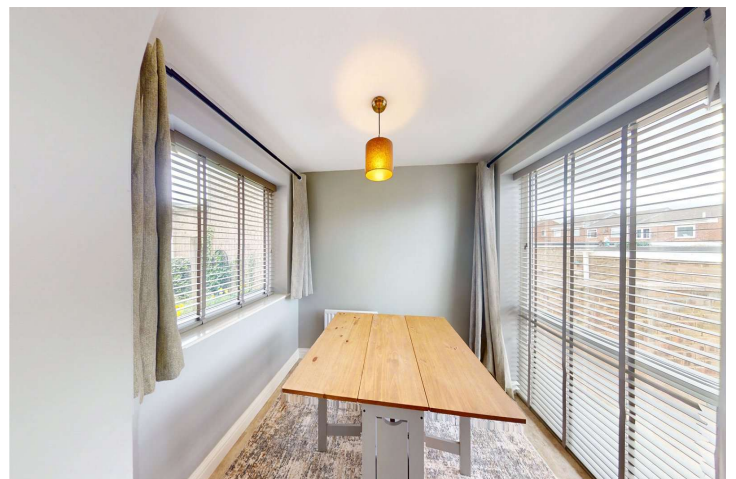
6'11" x 10'3" (2.1m x 3.12m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

8'11" x 10'3" (2.72m x 3.12m)

Carpeted Flooring, UPVC Window, Fitted Wardrobes Radiator



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



Bedroom Three:

6'3" x 6'9" (1.9m x 2.06m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6'2" x 6'6" (1.88m x 1.98m)

Vinyl Flooring, UPVC Window, Cladded Walls, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Spotlights, Radiator

Parking: Garage

Tenure: Freehold

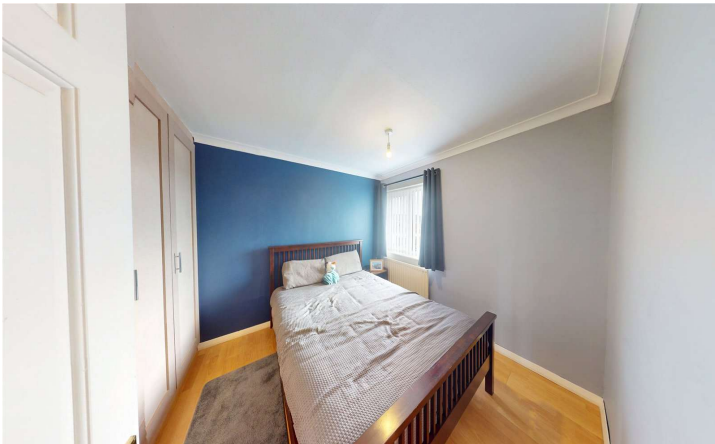
EPC: C

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.

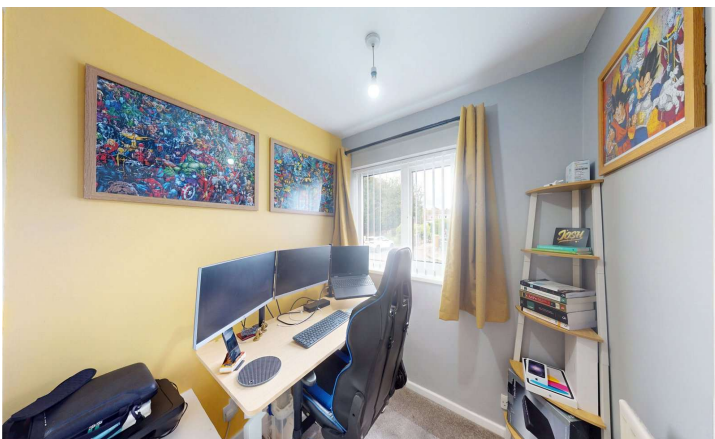


Viewing Arrangements:

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	77 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