



2 Bedrooms

This beautifully renovated two-bedroom terraced home offers spacious and modern living within a convenient location close to all local amenities, transport links and shops. Finished to a lovely standard throughout this impressive property is ready to move straight into and is perfect for first-time buyers, couples or investors alike.

The property boasts large bright rooms filled with natural light, creating a warm and welcoming atmosphere throughout. To the ground floor is a beautiful, fitted kitchen complete with appliances along with a lovely modern family bathroom finished to a high standard.

Upstairs are two generously sized double bedrooms both bright and airy offering excellent living space. Externally, the property benefits from a private rear yard and on-street parking to the front.

Situated within a popular location close to everything you could need this fantastic home truly must be viewed to fully appreciate the size, presentation and quality accommodation on offer.

Offers in the region

£78,995

EPC Rating: D

Gertrude Street

Houghton le Spring, DH4



Reception:

15'9" x 16'1" (4.8m x 4.9m)

Laminate Flooring, UPVC Window, Radiator

Kitchen:

7'2" x 11'7" (2.18m x 3.53m)

Laminate Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Mixer Tap, Tiled Splashbacks, Range Oven, Extractor, Radiator

Master Bedroom:

12'10" x 15'10" (3.9m x 4.83m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Two:

6'11" x 11'6" (2.1m x 3.5m)

Laminate Flooring, UPVC Window, Radiator

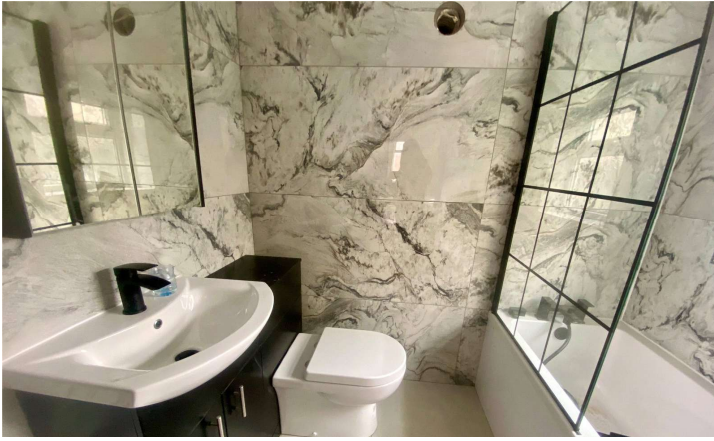
Bathroom:

5'5" x 7'4" (1.65m x 2.24m)

Tiled Flooring, UPVC Window, Tiled Walls, W/C, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Heated Towel Radiator



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



Parking: On Street

EPC: D

Council Tax Band: A, Sunderland

Tenure: Freehold

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:

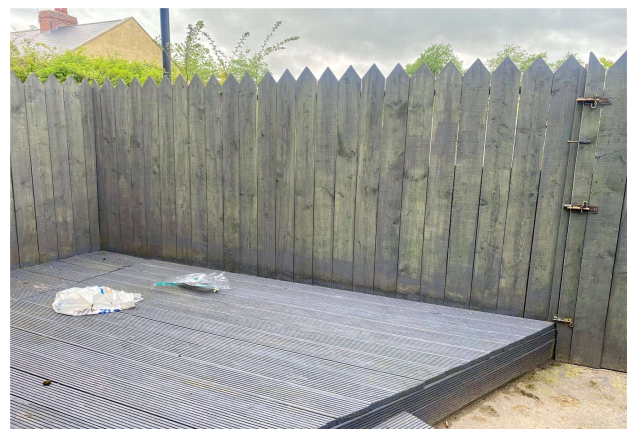
To arrange an appointment to view this property, please contact us on 01915124940.

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		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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