



3 Bedrooms

Situated in an excellent location close to a wealth of local amenities, schools, transport links and Houghton Le Spring town centre this beautifully presented three-bedroom terraced home offers spacious and stylish accommodation throughout.

The property has been significantly improved by the current owners and benefits from a stunning new kitchen and a contemporary new family bathroom making it ready to move straight into.

Internally, the home boasts a welcoming living room featuring a charming log burner creating a cosy focal point and the perfect space to relax, bright and airy with plenty of natural light

To the first floor are three well-proportioned bedrooms all offering comfortable accommodation, alongside the beautifully appointed family bathroom.

Externally, the property continues to impress with a private rear yard and additional garden area with seating area providing excellent outdoor space for relaxing and entertaining. A particular highlight are the detached garages to the rear offering secure parking, storage or potential workshop space.

Combining spacious rooms, modern upgrades and an outstanding location this fantastic family home is sure to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Houghton Road

Houghton Le Spring, DH5

Offers in the region

£125,000

EPC Rating: TBC



Reception Room:

13'1" x 16'6" (4m x 5.03m)

Laminate Flooring, UPVC Window, Log Burner, Radiator

Kitchen:

8'6" x 15'2" (2.6m x 4.62m)

Vinyl Flooring, UPVC Window, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven, Gas Hob with Extractor, Integrated Fridge Freezer, Radiator



Master Bedroom:

8'8" x 16'3" (2.64m x 4.95m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

7'10" x 13'3" (2.4m x 4.04m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

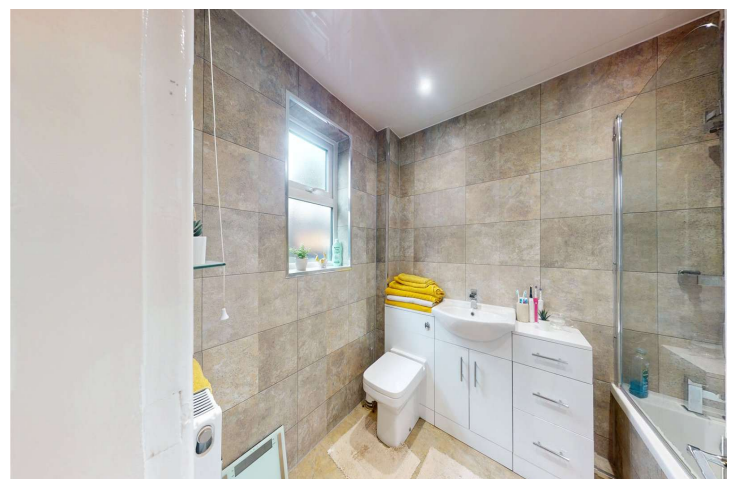
8'2" x 13'7" (2.5m x 4.14m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6'1" x 8'4" (1.85m x 2.54m)

Cladding Walls & Floor, UPVC Window, W/C, Panelled Bath with Overhead Shower, Washbasin with Mixer Tap and Vanity Unit, Radiator



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



Parking: Double Garage (Detached)

Tenure: Freehold

EPC: TBC

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





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

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