



2 Bedrooms

A fantastic opportunity to purchase this well-presented two bedroom terraced home, ideally situated in a convenient and popular location. Offering spacious accommodation throughout this property is perfect for first-time buyers looking to take their first step onto the property ladder.

The home boasts generous room sizes creating a bright and welcoming feel from the moment you enter. The living room provides a cosy yet spacious setting, featuring a charming log burner perfect for relaxing evenings.

The fitted kitchen offers excellent functionality and benefits from French doors opening onto the rear outdoor space providing a seamless connection between indoor and outdoor living. The rear yard also offers the added benefit of parking making this home both practical and appealing.

Upstairs, both bedrooms are large, bright and airy with additional loft space ideal for a home office complemented by a family bathroom. The property is well maintained and ready for its next owner to make it their own.

With its ideal location, spacious layout, outdoor space and parking, this lovely home is sure to appeal to a range of buyers, particularly those looking for a comfortable and affordable first home.

Early viewing is highly recommended.

Offers in the region

Wynyard Street

Houghton Le Spring, DH4

£80,000

EPC Rating: TBC



Reception:

15'7" x 15'11" (4.75m x 4.85m)

Laminate Flooring, UPVC Window, Log Burner, Radiator

Kitchen:

9'5" x 14'11" (2.87m x 4.55m)

Laminate Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Sink with Mixer Tap, Electric Oven and Hob with Extractor, Radiator



Master Bedroom:

8'10" x 16' (2.7m x 4.88m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

9'2" x 12'4" (2.8m x 3.76m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'5" x 5'10" (1.65m x 1.78m)

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



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



Parking: Rear Yard

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.



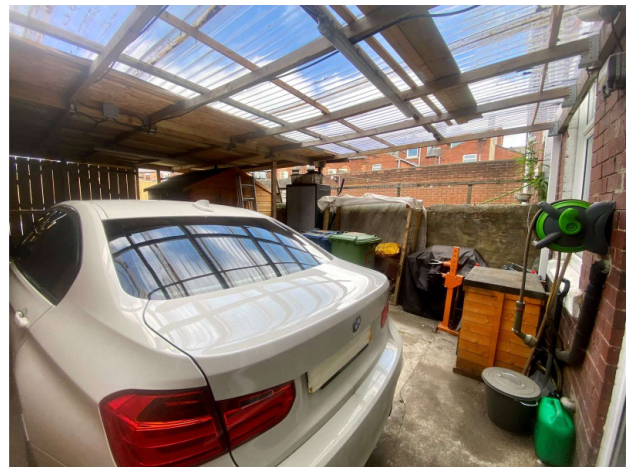
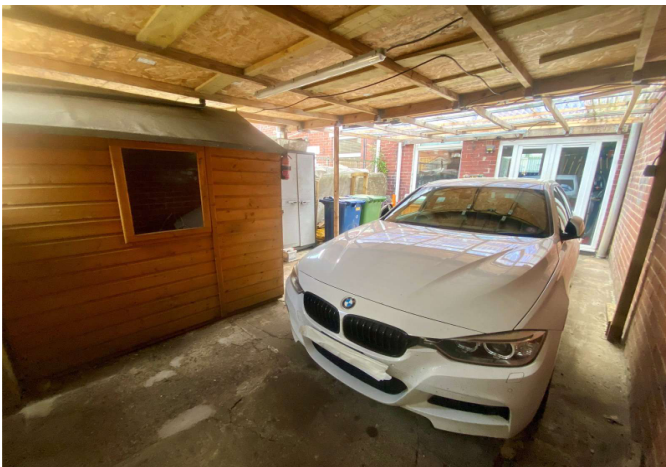
Viewing Arrangements:

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.





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