



2 Bedrooms

A truly exceptional opportunity to purchase this beautiful two-bedroom detached bungalow positioned in the sought-after location of Golf Course Road, Shiney Row.

Rarely available to the market, this gorgeous home offers generous and bright accommodation throughout with spacious rooms and a lovely welcoming feel from the moment you step inside. Presented to an excellent standard the property has been thoughtfully cared for and offers a wonderful blend of comfort, space and practicality.

The accommodation includes a spacious living area, large, fitted kitchen, well-proportioned bedrooms, spacious family bathroom and a fantastic rear conservatory overlooking the stunning garden, the perfect place to relax and enjoy the views throughout the seasons. The property also benefits from a useful utility room adding to the practicality of this fantastic home.

Externally, the bungalow continues to impress with beautifully maintained gardens to the front and rear creating a peaceful and private outdoor space. A large driveway provides ample off-road parking and leads to a garage offering excellent storage and convenience.

Located in an excellent and highly desirable area this impressive, detached bungalow is a real gem and offers a rare chance to secure a wonderful home.

Absolutely gorgeous throughout, early viewing is highly recommended.

Golf Course Road
Shiney Row, Houghton le Spring,
DH4

Offers in the region

£260,000

EPC Rating: TBC



Reception:

13' x 14' (3.96m x 4.27m)

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

Kitchen:

12'6" x 12'10" (3.8m x 3.9m)

Tiled Flooring, UPVC Window, Tiled Splashbacks, Wall and Base Units, Sink with Mixer Tap, Gas Hob with Extractor, Electric Double Oven, Radiator



Master Bedroom:

13' x 14' (3.96m x 4.27m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Two:

13' x 14' (3.96m x 4.27m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

8'11" x 9'3" (2.72m x 2.82m)

Tiled Flooring, Tiled Walls, UPVC Window, W/C, Panelled Bath, Washbasin with Mixer Tap, Shower Cubicle Thermostatic Shower, Spotlights, Radiator

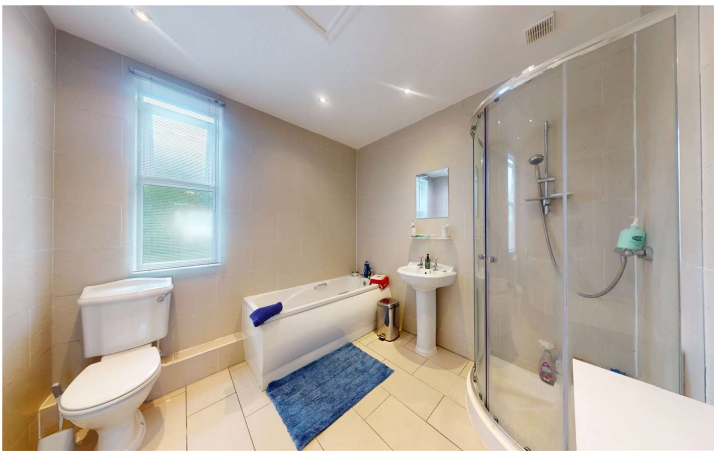


Utility Room:

4'3" x 10'3" (1.3m x 3.12m)

Tiled Flooring, Tiled Walls, UPVC Window

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



Conservatory:

7'7" x 10'7" (2.3m x 3.23m)

Tiled Flooring, UPVC Windows and Door, Spotlights

Parking: Large Driveway & Garage

Tenure: Freehold

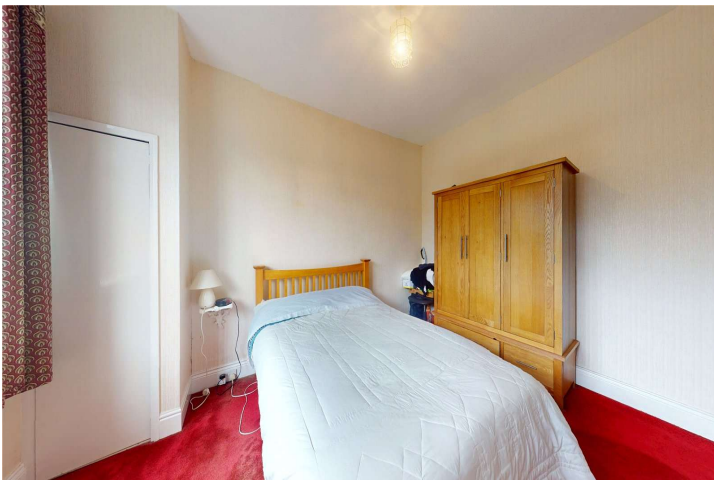
EPC: TBC

Council Tax Band: C, 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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