

Hegartys

SALES & LETTINGS



4 Bedrooms

Situated in a highly sought-after location, this deceptively spacious four-bedroom terraced family home offers an abundance of living space both inside and out making it an ideal purchase for growing families.

Upon entering, viewers will immediately appreciate the generous proportions throughout. The bright and airy open-plan lounge and dining area provides a fantastic space for both everyday living and entertaining with a feature log burner creating a warm and inviting focal point.

To the rear of the property is a fitted kitchen offering ample storage and workspace and a large conservatory flooded with natural light. The conservatory provides additional versatile living accommodation and opens directly onto the outside space.

The first floor boasts three well-proportioned bedrooms all benefiting from excellent natural light and offering comfortable accommodation for family members or guests. A family bathroom completes the first-floor layout. The fourth bedroom is located within the loft space, providing a spacious and versatile room suitable for a variety of uses.

Externally, the property continues to impress with outside land and the added benefit of a garage providing valuable storage and parking options.

Rarely does a property of this size and versatility become available in such a desirable area. Offering spacious accommodation throughout, character features, excellent outdoor space and a fantastic location this truly is a home that must be viewed internally to be fully appreciated.

Maidstone Terrace

Houghton Le Spring, DH4

Offers in the region

£155,000

EPC Rating: D

0191 512 4940 | sales@hegartysea.co.uk | www.hegartysestateagents.co.uk
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception Room:

13'9" x 13'5" (4.2m x 4.1m)

Wooden Flooring, UPVC Bay Window, Radiator

Dining Room:

14'6" x 14'7" (4.42m x 4.45m)

Wooden Flooring, UPVC French Doors, Log Burner

Kitchen:

11'1" x 6'5" (3.38m x 1.96m)

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



Conservatory:

8'6" 11'10" (2.6m 3.6m)

Wooden Flooring, UPVC Doors, Radiator

Master Bedroom:

10'11" x 14'6" (3.33m x 4.42m)

Wooden Flooring, UPVC Window, Radiator

Bedroom Two:

10'1" x 14' (3.07m x 4.27m)

Wooden Flooring, UPVC Window, Radiator

Bedroom Three:

7'5" x 7'5" (2.26m x 2.26m)

Carpeted Flooring, UPVC Window, Radiator



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



Bedroom Four:

1' x 10'5" (0.3m x 3.18m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

7'5" x 9'7" (2.26m x 2.92m)

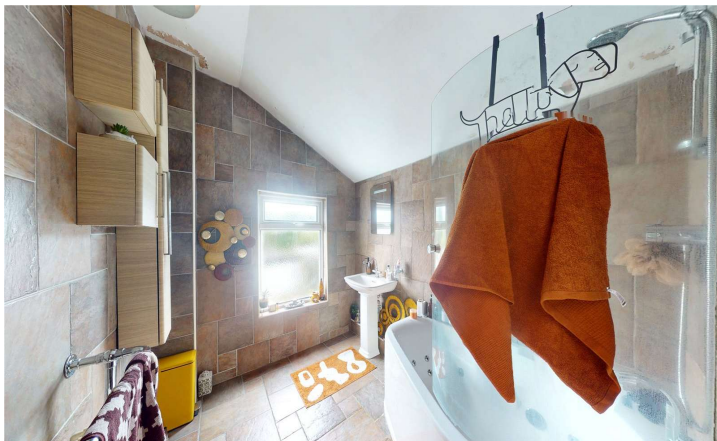
Tiled Flooring, Tiled Walls, UPVC Window, W/C, Panelled Bath with Overhead Shower, Washbasin with Mixer Tap, Towel Radiator

Parking: Garage (Detached)

Tenure: Freehold

EPC: D

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.

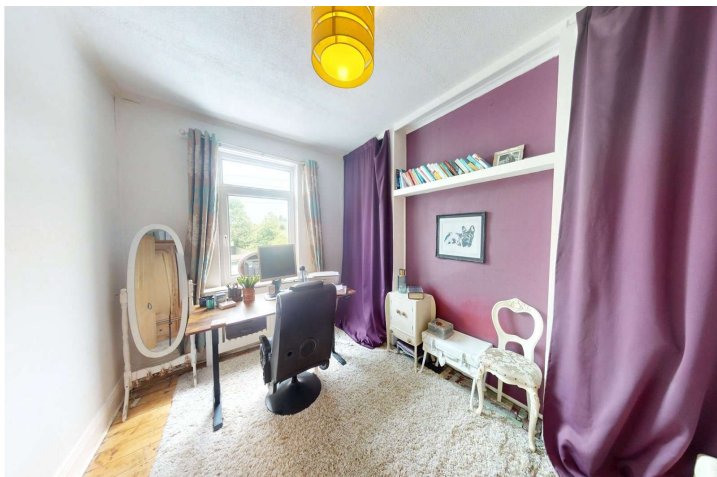


Viewing Arrangements:

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		79 C
55-68	D	58 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