



3 Bedrooms

A rare opportunity to acquire this elegant and beautifully maintained three-bedroom detached residence occupying a highly sought-after and established residential location. Properties of this calibre and character seldom come to the market, making this a truly special offering for discerning buyers.

Set behind a substantial private driveway providing ample off-street parking and access to a garage the property immediately impresses with its kerb appeal, complemented by well-tended front and rear gardens that enhance the home's charm and presence.

Internally, the property offers generous and well-proportioned accommodation throughout combining character features with a practical and versatile layout. There are two spacious reception rooms, both filled with natural light and showcasing attractive original features that add warmth and distinction to the home.

To the rear, the fitted kitchen is well positioned offering a pleasant outlook over the garden and providing a functional yet inviting space for everyday living.

Upstairs, the property continues to impress with three well-sized and comfortable bedrooms each offering excellent space and flexibility along with a family bathroom serving the first floor.

Externally, the rear garden is a standout feature, well maintained and thoughtfully arranged providing an ideal setting for relaxation, entertaining or family enjoyment.

This is a home that combines character, space and location in equal measure. With its rarity to the market and strong appeal early viewing is strongly advised to avoid disappointment.

Offers Over:

£320,000

EPC Rating: TBC

Gillas Lane West
Houghton Le Spring, DH5



Reception:

13'5" x 16'8" (4.1m x 5.08m)

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

Dining Room:

13'1" x 19'7" (4m x 5.97m)

Carpeted Flooring, UPVC French Doors, Gas Fire with Surround, Radiator

Kitchen:

9'3" x 14'7" (2.82m x 4.45m)

Vinyl Flooring, UPVC Window, UPVC Door, Tiled Splashbacks, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Integrated Freezer, Integrated Dishwasher, Radiator

Master Bedroom:

12'2" x 16'2" (3.7m x 4.93m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Two:

11'4" x 12'8" (3.45m x 3.86m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Three:

7'1" x 7'9" (2.16m x 2.36m)

Carpeted Flooring, UPVC Window, Radiator



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Bathroom:

8' x 8'4" (2.44m x 2.54m)

Tiled Flooring, Tiled Walls, UPVC Window, W/C, Panelled Bath with Overhead Shower, Washbasin with Mixer Tap and Vanity Unit, Spotlights, Radiator

EPC: TBC

Council Tax Band: D, Sunderland

Parking: Driveway & Garage



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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