



3 Bedrooms

Situated in a popular residential area of Houghton-le-Spring, this spacious three-bedroom semi-detached property offers a fantastic opportunity for buyers looking for a home with excellent potential.

Offering generous room sizes throughout the accommodation comprises an entrance hall, two well-proportioned reception rooms, a fitted kitchen and a conservatory providing additional living space and views over the rear garden.

To the first floor, the property boasts three generous bedrooms along with a family bathroom providing comfortable accommodation for families or those looking for a property with scope to improve and personalise.

Externally, the property benefits from a long driveway providing ample off-road parking, a garage and gardens to both the front and rear.

The property is an ideal purchase for investors, first-time buyers or those looking to add value and create a home to their own taste.

Perfectly positioned close to a range of local amenities, shops, reputable schools and excellent transport links, this is a superb opportunity to acquire a spacious home in a convenient and sought-after location.

Early viewing is highly recommended to appreciate the size, potential and location this property has to offer.

Warden Grove

Houghton le Spring, DH5

Offers in the region

£155,000

EPC Rating: TBC



Reception:

13'1" x 16'10" (4m x 5.13m)

Carpeted Flooring, UPVC Window, Gas Fire & Surround, Radiator

Dining Room:

8'4" x 10'10" (2.54m x 3.3m)

Carpeted Flooring, UPVC French Doors, Radiator

Kitchen:

8'10" x 10'6" (2.7m x 3.2m)

Carpeted Flooring, UPVC Window, UPVC Door, Wall and Base Units, Stainless Steel Sink with drainer and mixer tap, Tiled Splashbacks, Radiator



Master Bedroom:

10' x 11'2" (3.05m x 3.4m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

9'9" x 13'10" (2.97m x 4.22m)

Carpeted Flooring, UPVC Window, Radiator

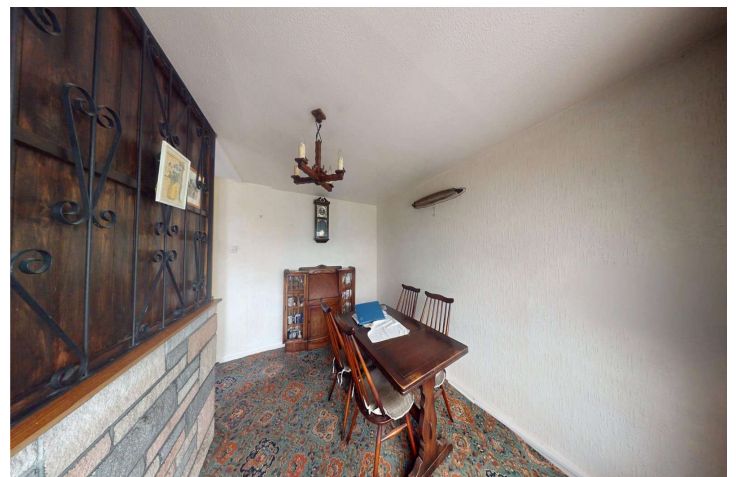
Bedroom Three:

6'6" x 10' (1.98m x 3.05m)

Carpeted Flooring, UPVC Window, Radiator

Conservatory:

10'2" x 11'1" (3.1m x 3.38m)



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



Parking: Driveway & Garage

Tenure: Freehold

EPC: TBC

Council Tax Band: B, 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.

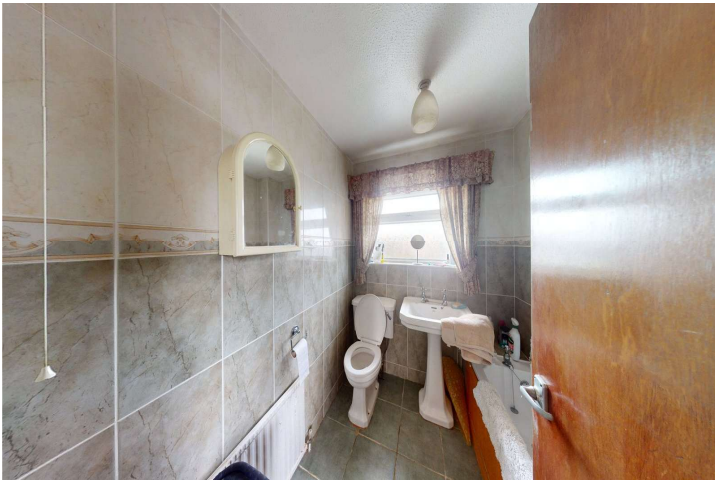


Viewing Arrangements:

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
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