



2 Bedrooms

Situated within a popular residential area of Fencehouses this beautifully recently refurbished two-bedroom terraced home offers stylish, move-in-ready accommodation making it an ideal purchase for first-time buyers, downsizers or investors alike.

Finished to a high standard throughout the property boasts bright and airy rooms that create a welcoming and contemporary living environment. The spacious accommodation has been thoughtfully updated providing generous room sizes and a fresh, modern feel that is ready for immediate occupation.

To the ground floor the property offers a comfortable lounge and a well-appointed kitchen while the first floor comprises two generously sized bedrooms and a modern family bathroom.

Externally, the home benefits from outdoor space providing the perfect setting for relaxing, entertaining or enjoying the warmer months. Ideally located close to a range of local amenities, shops, schools and excellent transport links this superb home combines convenience with comfortable modern living.

Offering spacious accommodation, quality refurbishment and a fantastic location this property is sure to attract strong interest from a wide range of buyers.

Early viewing is highly recommended to fully appreciate the size, presentation and quality of this wonderful home.

Offers in the region

Gill Crescent South

Fencehouses, Houghton Le Spring,
DH4

£80,000

EPC Rating: D



Lounge:

15'3" x 15'8" (4.65m x 4.78m)

Having double glazed window, carpeted flooring, freestanding electric fire and radiator.

Kitchen/Diner:

11'9" x 15'9" (3.58m x 4.8m)

Having a range of wall and base units, stainless steel sink unit, electric hob, electric oven, double glazed window, vinyl flooring, upvc door.

Master Bedroom:

12'5" x 15'1" (3.78m x 4.6m)

Having carpeted flooring, double glazed window and radiator.

Bedroom 2:

10'1" x 11'11" (3.07m x 3.63m)

Double glazed window, carpeted flooring and radiator.

Bathroom:

4'9" x 8'2" (1.45m x 2.5m)

Double glazed window, radiator, electric shower over bath, partially tiled walls, vinyl flooring, wash hand basin built in vanity unit and low level wc.

Exterior:



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



Externally the property comprises of a generous yard and on street parking.

Council Tax Band: A:
Sunderland City Council

Freehold

EPC: D

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.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES-

PARKING ARRANGEMENTS: On street parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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