



2 Bedrooms

Situated within a popular residential area of Houghton-le-Spring, this two-bedroom terrace property presents an excellent opportunity for buyers looking to create a home tailored to their own tastes or for investors seeking a rewarding refurbishment project.

The property offers well-proportioned accommodation throughout and whilst requiring modernisation, provides a fantastic blank canvas with plenty of potential to add value. Whether your a first-time buyer looking to step onto the property ladder or an investor searching for your next project, this home offers endless possibilities.

Externally, the property benefits from a private rear garden providing a pleasant outdoor space with scope for landscaping or family enjoyment.

Ideally located close to local shops, schools, amenities and excellent transport links the property enjoys a convenient position within easy reach of Houghton-le-Spring town centre and surrounding areas.

Offering great potential in a sought-after location this is a property not to be missed.

Early viewing is highly recommended to fully appreciate the opportunity on offer.

Offers in the region

Houghtonside

Houghton Le Spring, DH4

£73,000

EPC Rating: TBC



Reception:

11'6" x 12'1" (3.5m x 3.68m)

Carpeted Flooring, UPVC Window, Radiator

Kitchen / Diner:

7'9" x 18'4" (2.36m x 5.6m)

Kitchen: Vinyl Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Gas Oven and Hob with Extractor, Radiator

Diner: Carpeted Flooring, UPVC Window, Radiator

Master Bedroom:

8'4" x 12'2" (2.54m x 3.7m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

9'6" x 12' (2.9m x 3.66m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

W/C:

2'11" x 5'2" (0.9m x 1.57m)

Carpeted Flooring, UPVC Window, Tiled Walls, W/C

Bathroom:

5'2" x 6'2" (1.57m x 1.88m)

Vinyl Flooring, Tiled Walls, UPVC Window, Walk In Shower, Radiator



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



EPC: TBC

Council Tax Band: A, Sunderland

Tenure: Freehold

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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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