



3 Bedrooms

Situated on a popular modern development this beautifully presented three-bedroom semi-detached home offers spacious accommodation arranged over three floors making it an ideal purchase for first-time buyers, growing families or professionals alike.

The property welcomes you with a bright and airy entrance hall leading into a spacious living room that provides the perfect place to relax and entertain. To the rear of the property the modern fitted kitchen is thoughtfully designed with ample storage opening onto the sunny south-facing rear garden. The garden is mainly laid to lawn with a decked seating area creating an excellent outdoor space for enjoying the sunshine and entertaining family and friends. A convenient ground floor W/C completes the accommodation on this level.

To the first floor are two generously sized bedrooms both filled with natural light along with a contemporary family bathroom finished to a high standard.

Occupying the entire second floor is the impressive principal bedroom offering a peaceful retreat complete with its own modern en-suite shower room.

Externally, the property benefits from a driveway providing off-street parking while the enclosed south-facing rear garden offers a private and low-maintenance outdoor space.

Perfectly positioned within a sought-after estate the property enjoys excellent access to local shops, supermarkets, schools, leisure facilities and transport links with Houghton le Spring town centre, the A690 and A1(M) all within easy reach making commuting to Durham, Sunderland and Newcastle quick and convenient.

Montana Close

Houghton le Spring, DH4

Offers in the region

£173,950

EPC Rating: B



Reception:

11'7" x 14'9" (3.53m x 4.5m)

Laminate Flooring, UPVC Window, Radiator

Kitchen:

9'7" x 11'10" (2.92m x 3.6m)

Tiled Flooring, UPVC Window, UPVC Door, Wall and Base Units, Electric Oven and Hob with Extractor, Radiator

W/C:

1.15 x 4'5" (1.15 x 1.35m)

Tiled Flooring, W/C, Washbasin with Mixer Tap



Master Bedroom:

8'6" x 16'11" (2.6m x 5.16m)

Carpeted Flooring, UPVC Window, Radiator

En-Suite:

6'5" x 11'4" (1.96m x 3.45m)

Tiled Flooring, W/C, Washbasin with Mixer Tap, Radiator

Bedroom Two:

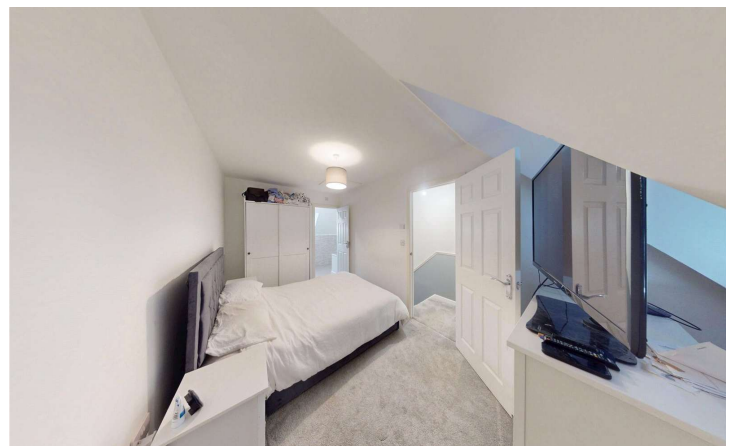
9'1" x 11'9" (2.77m x 3.58m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

10'8" x 11'11" (3.25m x 3.63m)

Laminate Flooring, UPVC Window, Radiator



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



Bathroom:

5'7" x 8' (1.7m x 2.44m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath, Radiator

Tenure: Freehold

EPC: B

Council Tax Band: C, Sunderland

Parking: Driveway



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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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