



3 Bedrooms

Situated in the heart of the popular village of Fencehouses, this spacious three-bedroom mid-terraced home offers bright and well-proportioned accommodation throughout making it an excellent opportunity for first-time buyers, growing families or investors alike.

The ground floor boasts a generous reception room providing a welcoming space to relax and entertain which leads through to a fitted kitchen offering ample storage and workspace. To the rear of the property is a newly installed family bathroom finished to a modern standard.

To the first floor are three generous bedrooms all flooded with natural light and offering comfortable living space.

Externally, the property benefits from a private rear yard providing a low-maintenance outdoor area.

Conveniently located close to local shops, schools, amenities and excellent transport links this home offers fantastic potential and is perfectly positioned for everyday living.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.

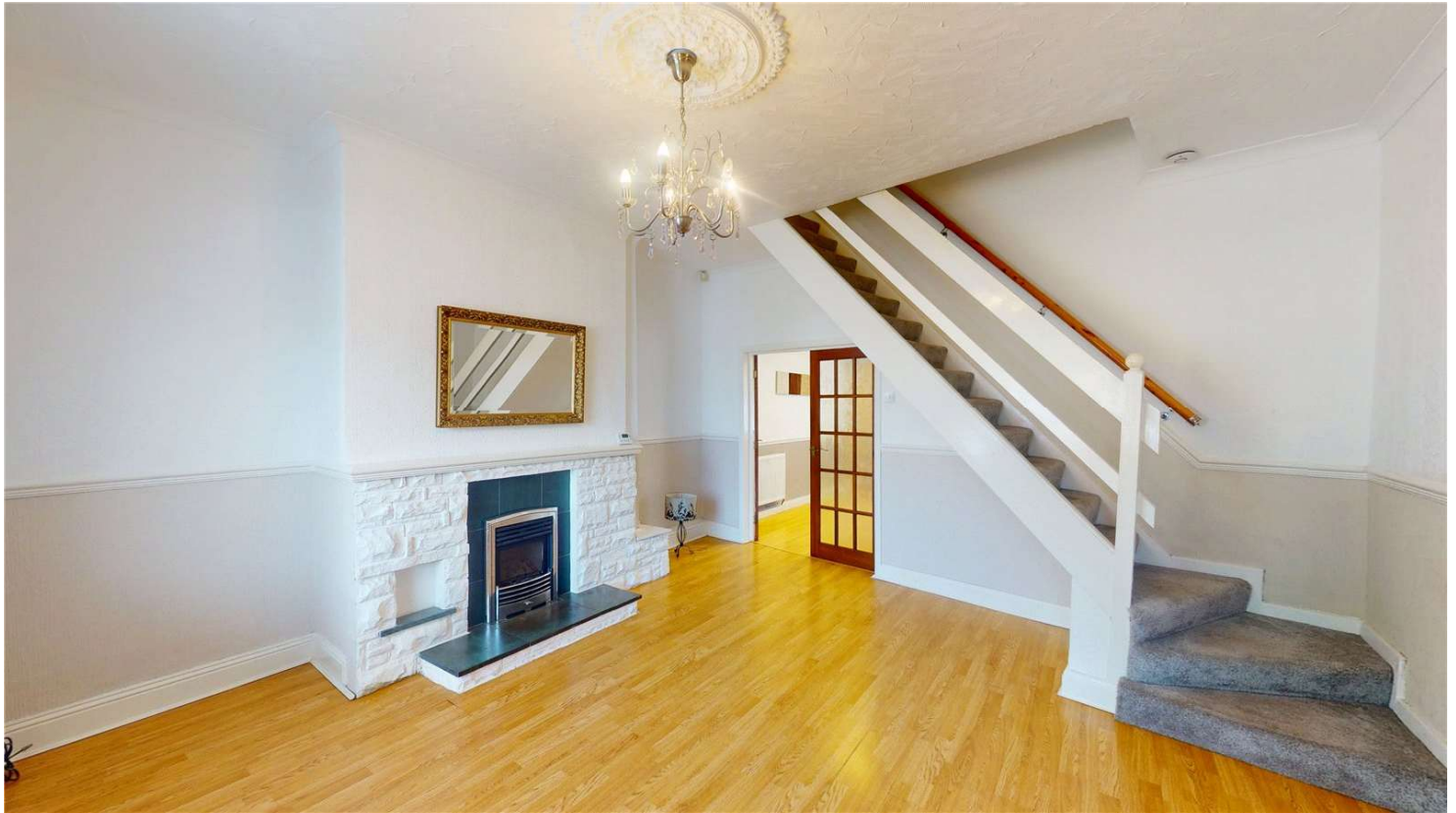
Britannia Terrace

Fencehouses, Houghton le Spring,
DH4

Offers in the region

£76,950

EPC Rating: C



Reception:

15'3" x 16'4" (4.65m x 4.98m)

Laminate Flooring, UPVC Window, Radiator

Kitchen:

9'4" x 14'8" (2.84m x 4.47m)

Laminate Flooring, UPVC Window, Wall and Base Units, Sink with Drainer and Mixer Tap, Tiled Splashbacks, Washing Machine, Gas Oven and Hob, Radiator



Master Bedroom:

9'6" x 14'9" (2.9m x 4.5m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

7'4" x 12'8" (2.24m x 3.86m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

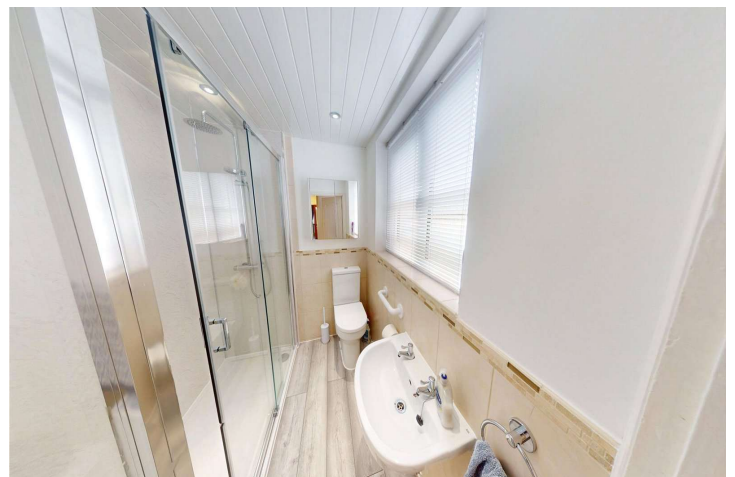
8'1" x 10'5" (2.46m x 3.18m)

Laminate Flooring, UPVC Window, Radiator

Bathroom:

6' x 6'8" (1.83m x 2.03m)

Laminate Flooring, UPVC Window, Part Tiled Walls, W/C, Washbasin with Mixer Tap, Shower Cubicle, Spotlights, Radiator



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



EPC: TBC

Council Tax Band:

Parking: Street

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.



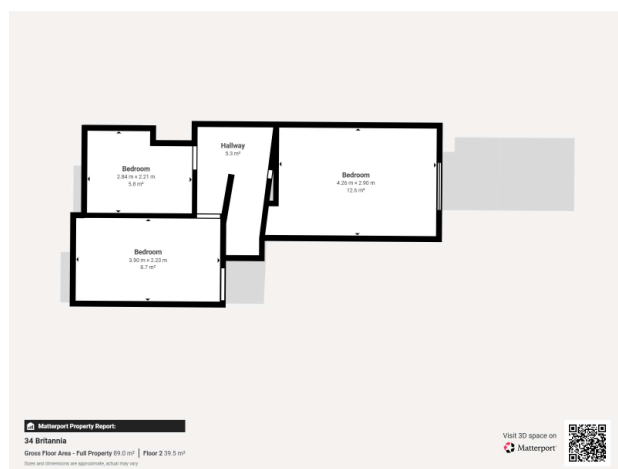
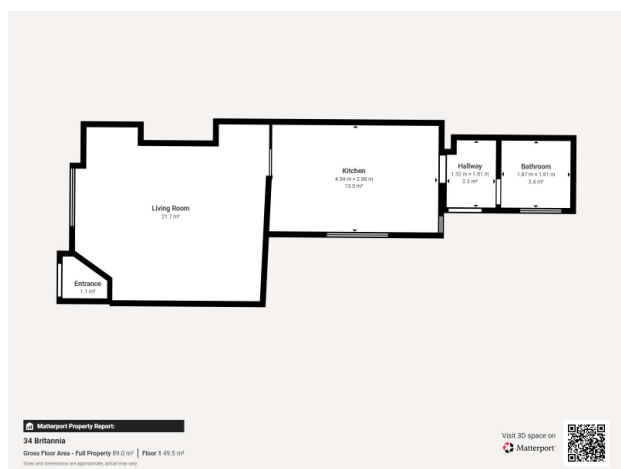
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

www.hegartysestateagents.co.uk

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