



2 Bedrooms

A stunning two-bedroom terraced home lovingly maintained and tastefully decorated throughout. Offering bright, spacious accommodation and a beautiful outdoor space. This property is perfect for first-time buyers, professionals or those looking to simply unpack and enjoy their new home.

The welcoming entrance hall leads into a generous and beautifully presented lounge flooded with natural light to create a warm and inviting living space. To the rear you'll find an equally impressive dining room offering plenty of space for entertaining family and friends with elegant French doors opening onto the delightful rear garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen is stylish, practical and perfectly complements the rest of this wonderful home.

Upstairs, the property continues to impress with two spacious double bedrooms both beautifully decorated and filled with natural light providing comfortable and relaxing spaces to unwind. Completing the first floor is a modern family bathroom, finished to a high standard.

Externally, the outdoor space is beautifully maintained with attractive planting, it offers a peaceful and private space to enjoy your morning coffee, entertain guests or simply relax during the warmer months.

Situated in the popular village of Grasswell, the property is ideally located close to a range of local shops, schools, amenities and excellent transport links making commuting and everyday living incredibly convenient. This exceptional home is ready for its next owners and is sure to generate a great deal of interest.

Gertrude Street

Houghton Le Spring, DH4

Asking Price:

£78,950

EPC Rating: D



Reception:

14'9" x 16'10" (4.5m x 5.13m)

Carpeted Flooring, UPVC Window, Fire Surround, Radiator

Kitchen:

6'10" x 11'10" (2.08m x 3.6m)

Tiled Flooring, Tiled Splashbacks, UPVC Window, UPVC Door, Wall and Base Units, Stainless Steel Sink with Drainer and Mixer Tap, Extractor, Radiator

Dining Room:

7' x 12'9" (2.13m x 3.89m)

Wooden Flooring, UPVC French Doors, Radiator



Master Bedroom:

12'7" x 15'4" (3.84m x 4.67m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

11'3" x 11'3" (3.43m x 3.43m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6'8" x 8'10" (2.03m x 2.7m)

Tiled Flooring, Cladding Walls, W/C, Panelled bath with Overhead Shower, Shower Screen, Washbasin with Mixer Tap, Radiator, Spotlights



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



EPC: D

Council Tax Band: A, Sunderland

Tenure: Freehold

Parking: Street Parking

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		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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