



2 Bedrooms

Nestled within a highly sought-after residential development this beautifully presented two-bedroom end-terraced home offers spacious and versatile accommodation making it an ideal purchase for first-time buyers, growing families or those looking to downsize without compromising on space.

Occupying a private position with no road directly to the front the property enjoys a peaceful setting and excellent kerb appeal. Externally, there is a private driveway, detached garage and ample additional parking together with a well-maintained front lawn and an attractive low-maintenance paved rear garden perfect for relaxing or entertaining.

Internally, the property is bright, airy and immaculately presented throughout. To the front is a generous reception room flooded with natural light creating a warm and welcoming living space. To the rear, the extended kitchen provides an excellent family hub with ample space for dining and entertaining, making it the heart of the home.

The first floor comprises two generously sized double bedrooms both beautifully presented and filled with natural light. The impressive master bedroom benefits from its own en-suite shower room while the second bedroom is served by a well-appointed family bathroom.

A particular highlight of this home is the converted loft, accessed via a staircase which offers a superb additional room complete with two Velux windows. This versatile space is ideal as a guest room, home office, playroom, hobby room or occasional third bedroom providing flexibility to suit a variety of lifestyles.

Located within a popular and family-friendly area, the property is ideally placed for excellent local schools, shops, amenities and transport links making it perfectly positioned for commuters and families alike.

Early viewing is highly recommended to fully appreciate the size, versatility and fantastic location this wonderful home has to offer

Offers in the region of:

£168,950

EPC Rating: TBC

Longacre

Dairy Lane, Houghton le Spring, DH4



Reception:

14'9" x 17'6" (4.5m x 5.33m)

Carpeted Flooring, UPVC Bay Window, Gas Fire with Surround, Radiator

Kitchen:

14'7" x 17'3" (4.45m x 5.26m)

Laminate Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Radiator

Master Bedroom:

10'5" x 11'10" (3.18m x 3.6m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

En-Suite:

2'11" x 7'5" (0.9m x 2.26m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Two:

8'7" x 11'11" (2.62m x 3.63m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Loft Conversion:

10'10" x 14'8" (3.3m x 4.47m)

Carpeted Flooring, 2no Velux Windows, Radiator

Bathroom:

5'10" x 6'2" (1.78m x 1.88m)

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



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



EPC: TBC

Council Tax Band: B, Sunderland

Parking: Driveway & Garage

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.



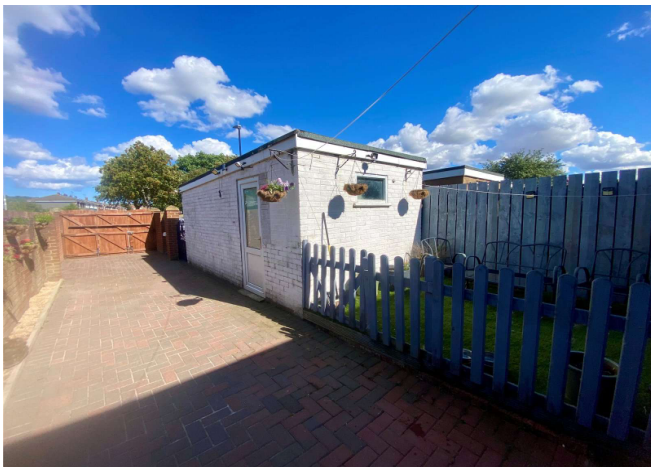
Viewing Arrangements:

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.





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