



3 Bedrooms

Situated on a highly sought-after modern development this beautifully presented three-bedroom semi-detached home offers stylish, spacious accommodation making it an ideal purchase for first-time buyers, growing families or those looking to simply move straight in.

The bright and welcoming entrance leads into a spacious lounge, while the contemporary fitted kitchen provides an excellent range of units and ample dining space perfect for everyday family living and entertaining. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are three well-proportioned bedrooms all offering comfortable living space, together with a modern family bathroom finished to a high standard.

Externally, the property boasts a generous rear garden providing plenty of space for children to play, outdoor entertaining or relaxing during the warmer months.

Perfectly positioned within a popular residential estate, the property is within easy reach of a wide range of local amenities, supermarkets, schools, parks, excellent transport links and the A1(M), making commuting throughout the North East straightforward.

Early viewing is highly recommended to fully appreciate the quality, space and fantastic location this superb home has to offer.

Offers Over:

Auckland Close

Houghton Le Spring, DH4

£180,000

EPC Rating: To be confirmed



Reception:
12'3" x 15'6" (3.73m x 4.72m)

Kitchen:
10'2" x 11'11" (3.1m x 3.63m)

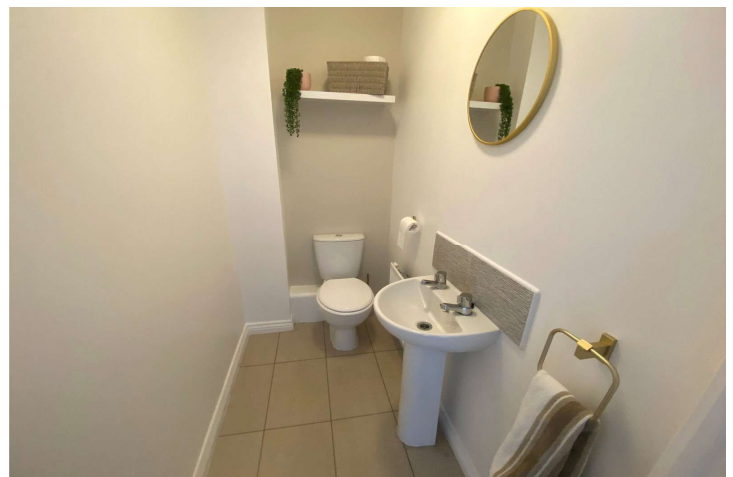
W/C:
3'6" x 6'2" (1.07m x 1.88m)

Master Bedroom:
11'4" x 12'2" (3.45m x 3.7m)

En-Suite:
5'7" x 6'2" (1.7m x 1.88m)

Bedroom Two:
8'9" x 11' (2.67m x 3.35m)

Bedroom Three:
6'8" x 12'6" (2.03m x 3.8m)



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



Parking: Large Driveway

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.

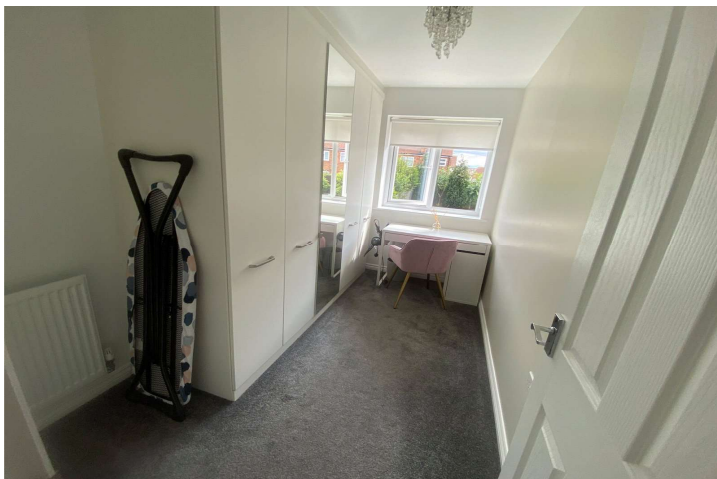


Viewing Arrangements:

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

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