



5 Bedrooms

A stunning five-bedroom detached family home beautifully presented throughout and occupying an enviable position within this highly regarded area of Shiney Row. An absolute must-see property.

Offering generous and exceptionally well-proportioned accommodation this impressive home has been thoughtfully improved and modernised to provide stylish, contemporary living throughout.

On entering, the property immediately impresses with its bright and welcoming interiors. The former garage has been cleverly converted into a chic bar, further enhancing the already generous footprint.

To the rear, the superb extended kitchen/diner provides a fantastic heart to the home with a stunning extension overlooking the patio and beautifully maintained lawned garden. The layout is ideal for both everyday family life and entertaining with excellent views and a wonderful sense of space.

The ground floor also benefits from a utility room and convenient WC adding practicality to this impressive family home.

Upstairs are five excellent sized bedrooms all bright, modern and well presented. The master bedroom benefits from a private en-suite complemented by a stylish family bathroom serving the remaining bedrooms.

Externally, the property enjoys a double driveway providing excellent off-road parking together with an attractive rear garden incorporating a patio, lawn and additional paved seating area perfect for relaxing or entertaining during the warmer months.

The property also benefits from two loft hatches providing access to a substantial loft space offering excellent storage potential.

Situated within a popular residential area this is a superb opportunity to acquire a spacious and beautifully presented five bedroom detached home combining generous accommodation with modern style and excellent outdoor space.

Early viewing is highly recommended to fully appreciate the size, quality and exceptional presentation of this beautiful family home.

Offers in the region of:

£380,000

EPC Rating: To be confirmed

Lucombe Close

Shiney Row, Houghton Le Spring,
DH4



Living Room:

10'11" x 15'2" (3.33m x 4.62m)

Carpeted Flooring, UPVC Window, Media Wall, Radiator

Kitchen / Dining Room:

19'3" x 21'9" (5.87m x 6.63m)

Laminate Flooring, 3no UPVC Windows, Velux Window, UPVC French Doors, Wall and Base Units, Quartz Sink with Drainer and Mixer Tap, Electric Oven with Induction Hob and Extractor, Integrated Fridge Freezer, Radiator

Garage Conversion:

8'4" x 16'9" (2.54m x 5.1m)

Wooden Flooring, UPVC Window, Radiator

Utility Room:

6'10" x 7'7" (2.08m x 2.3m)

Laminate Flooring, Wooden Door, Base Units, Radiator

W/C:

3'6"x 6'1" (1.07mx 1.85m)

Laminate Flooring, UPVC Window, W/C, Washbasin with Mixer Tap and Vanity Unit, Radiator

Master Bedroom:

10'4" x 13'9" (3.15m x 4.2m)

Carpeted Flooring, UPVC Window, Radiator

En-Suite:

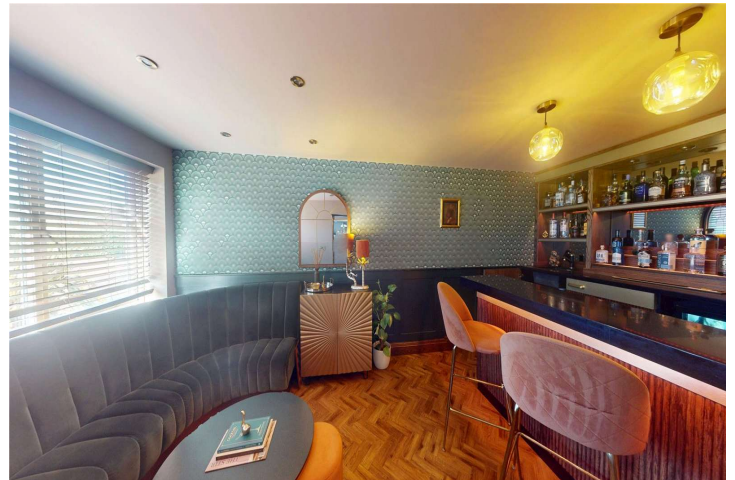
6' x 6'6" (1.83m x 1.98m)

Tiled Flooring, Tiled Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Heated Towel Radiator

Bedroom Two:

10' x 11'11" (3.05m x 3.63m)

Carpeted Flooring, UPVC Window, Wardrobes, Radiator



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



Bedroom Three:

9'5" x 11'5" (2.87m x 3.48m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Four:

9'3" x 10'9" (2.82m x 3.28m)

Laminate Flooring, UPVC Window, Radiator

Bedroom Five:

7'5" x 10'9" (2.26m x 3.28m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'5" x 9'3" (1.65m x 2.82m)

Tiled Flooring, Tiled Walls, UPVC Window, Panelled Bath with Overhead Shower, W/C, Washbasin with Mixer Tap and Vanity Unit, Heated Towel Radiator

Parking: Double Driveway

Tenure: Freehold

EPC: TBC

Council Tax Band: E, Sunderland

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Double Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

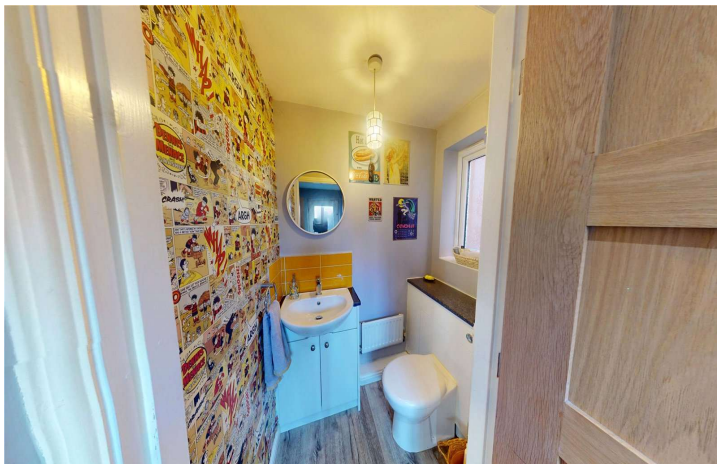
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.

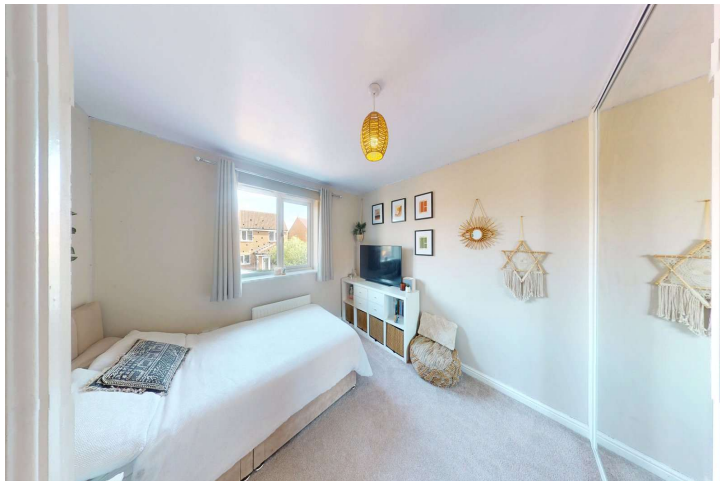
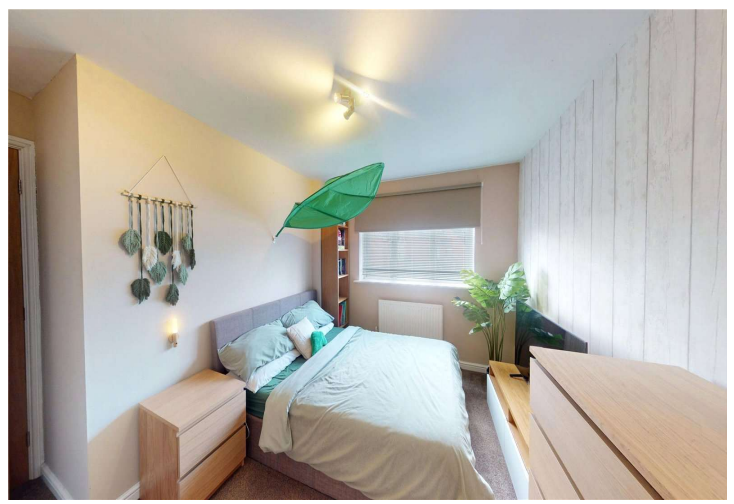
Viewing Arrangements:

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