



An impressive five bedroom detached family home beautifully presented throughout and offering substantial accommodation arranged over three floors. Situated within the highly regarded Mulberry Park development this exceptional property provides generous living space, modern interiors and excellent outdoor space making it an ideal home for a growing family. The property boasts a private driveway and garage providing excellent off road parking and useful storage. Internally, the home is modern, bright and

Ellesmere

Mulberry Park, Houghton Le Spring, DH4

Asking Price:

£290,000

EPC Rating: To be



Reception Room:
11'1" x 16' (3.38m x 4.88m)

Kitchen / Diner:
12'4" x 23'10" (3.76m x 7.26m)

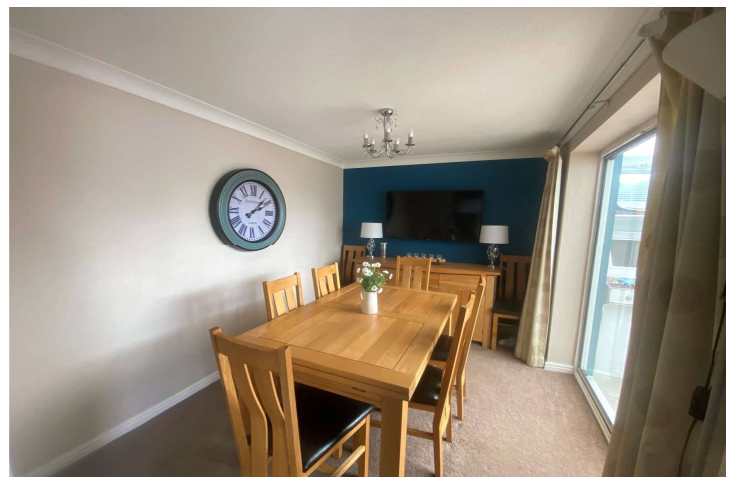
W/C:
3'3" x 4'7" (1m x 1.4m)

Conservatory:
11'5" x 13'7" (3.48m x 4.14m)

Master Bedroom:
14'1" x 14'3" (4.3m x 4.34m)

En-Suite:
5'8" x 9'3" (1.73m x 2.82m)

Bedroom Two:
11'1" x 16'1" (3.38m x 4.9m)



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



En-Suite:

3'11" x 6'5" (1.2m x 1.96m)

Bedroom Three:

11' x 11'7" (3.35m x 3.53m)

Bedroom Four:

9'3" x 8'4" (2.82m x 2.54m)

Bedroom Five:

8' x 8'6" (2.44m x 2.6m)



Bathroom:

6'2" x 8' (1.88m x 2.44m)

Parking: Driveway & Garage

Tenure: Freehold

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: Driveway & Garage

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&m_sclkid=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

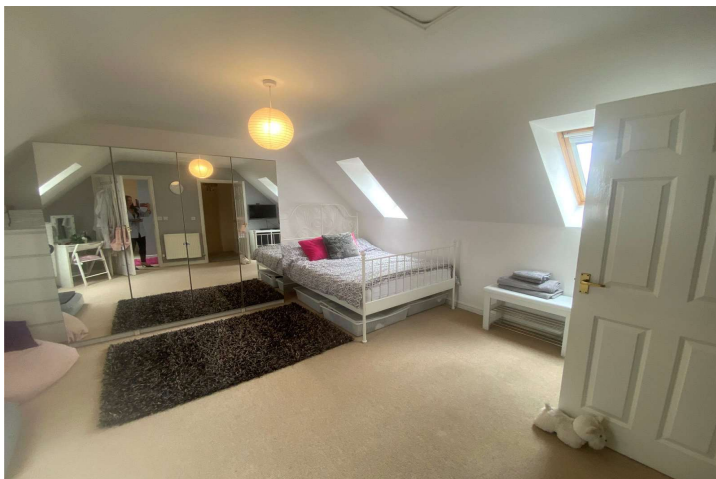
ELECTRIC CAR CHARGER- No

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



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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