Hegartys
SALES & LETTINGS



3 Bedrooms

This charming three-bedroom terraced home offers comfortable and convenient living, making it an ideal choice for families. The property has been fully redecorated throughout and benefits from brand-new carpets, creating a fresh and welcoming feel. Presented in excellent condition, this wonderful home is ready to move straight into, with little to do other than unpack, settle in and enjoy.

Situated in Houghton Le Spring, the property provides easy access to local amenities and schools, making it an ideal choice for those looking for a family-friendly environment. The home offers a bright and inviting atmosphere throughout, complemented by a lovely garden that is perfect for outdoor relaxation and entertaining.

With off-street parking available, convenience is key for residents with vehicles. This beautifully refurbished property offers an excellent opportunity for those looking for a modern, comfortable and ready-to-move-into family home.

Don't miss out on this fantastic property — contact us today to arrange a viewing and make this wonderful house your new home.

# Burn Park Road

## Houghton le Spring, DH4

Offers in the region

**£155,000**

EPC Rating: To be confirmed

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



**Ground Floor**

**Living Room**:
**17'5"x9' (5.3mx2.74m)**
Radiator, carpeted flooring, two double glazed windows.

**Kitchen/Diner**:
**14'10"x17'7" (4.52mx5.36m)**
Range of wall and base units, two double glazed window, stainless steel sink and drainer unit, electric oven, electric hob, understairs storage cupboard, door leading to rear.

**First Floor**

**Bedroom One**:
**11'5"x10'4" (3.48mx3.15m)**
Radiator, double glazed window, carpeted flooring.

**Bedroom Two**:
**11'2"x8'8" (3.4mx2.64m)**
Radiator, double glazed window, carpeted flooring.

**Bedroom Three**:
**8'3"x8'3" (2.51mx2.51m)**
Radiator, double glazed window, carpeted flooring.

**Bathroom**:
**7'7"x5'5" (2.3mx1.65m)**
Low level W,C, bath with overhead shower, wash hand basin built in vanity, double glazed window.





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









**NB**:
This charming terraced house boasts three bedrooms and is ideal for families seeking a comfortable and convenient living space. The property is well-maintained and offers a bright and inviting atmosphere throughout. Situated in Houghton Le Spring, this home provides easy access to local amenities and schools, making it an ideal choice for those looking for a family-friendly environment. The property also features a lovely garden, perfect for outdoor relaxation and entertaining. With off-street parking available, convenience is key for residents with vehicles. Don't miss this opportunity to own a delightful home that ticks all the boxes for comfort, accessibility, and affordability. Contact us today to arrange a viewing and make this wonderful property your new home.

**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
WATER METER- No
PARKING ARRANGEMENTS: Street Parking
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.

**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.

**Tenure** - Freehold

**Viewing** - By appointment through









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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