Hegartys
SALES & LETTINGS



3 Bedrooms

A wonderful opportunity to purchase a bright and spacious three-bedroom semi-detached home ideally positioned in this popular residential location.
Offering generously proportioned rooms throughout this lovely property provides excellent family accommodation and would make an ideal home for first time buyers.
The property benefits from a block-paved driveway to the front providing convenient off-road parking and creating an attractive first impression.
To the rear is a beautifully maintained large block-paved garden offering a low-maintenance outdoor space with two useful sheds ideal for storage with rendered exterior.
Adding further appeal are the solar panels providing an energy-efficient feature for the new owner.
Inside, the property is bright, spacious and well-proportioned with three good-sized bedrooms and excellent living accommodation making it a home that needs to be viewed to be fully appreciated.
The location is another major attraction with local amenities, schools, shops, transport links and everyday facilities all close by.
A great home in a great location! With its generous accommodation, excellent parking, low-maintenance rear garden, solar panels and convenient position close to everything you need, Brinkburn Crescent is sure to attract plenty of interest. Early viewing is highly recommended to avoid missing out on this fantastic opportunity.

Brinkburn Crescent

Houghton Le Spring, DH4

Offers in the region

£125,000

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



Reception:
12' x 21'4" (3.66m x 6.5m)
Carpeted Flooring, 2no UPVC Windows, Fire with Surround, Radiators

Kitchen:
7'5" x 12'1" (2.26m x 3.68m)
Tiled Flooring and Walls, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Radiator

Bedroom One:
9'9" x 13'4" (2.97m x 4.06m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Two:
8'11" x 10'8" (2.72m x 3.25m)
Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:
9'1" x 12'7" (2.77m x 3.84m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bathroom:
5' x 5'11" (1.52m x 1.8m)
Tiled Flooring, Tiled & Cladded Walls, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator





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









Tenure: Freehold

EPC:

Council Tax Band: A, Sunderland

Parking: Driveway

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

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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