Hegartys
SALES & LETTINGS



2 Bedrooms

We are delighted to welcome to the market this deceptively spacious two-bedroom terraced property ideally situated on Gill Crescent South in the popular area of Fencehouses.
Offering generous room proportions throughout this property provides considerably more space than you might expect from the outside making it an ideal purchase for first-time buyers, couples or those looking to take their first step onto the property ladder.
The ground floor briefly comprises two well-proportioned reception rooms offering flexible living and dining space along with a kitchen. To the first floor are two good-sized double bedrooms and a family bathroom.
Externally, the property benefits from a private rear yard providing a pleasant outdoor space to relax or enjoy during the warmer months.
Conveniently located close to a range of local shops, everyday amenities, transport links and nearby facilities, the property is well placed for those seeking comfortable living in a convenient location.
Early viewing is highly recommended to fully appreciate the space and potential this deceptively spacious home has to offer.

Gill Crescent South

Fencehouses, DH4

Offers in the region

£89,995

EPC Rating: C

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 / Dining Room:
15'3" x 27'8" (4.65m x 8.43m)
Carpeted Flooring, 2no UPVC Windows, Electric Fire with Surround, Radiators

Kitchen:
1'11" x 14'6" (0.58m x 4.42m)
Tiled Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Drainer and Mixer Tap, Gas Oven and Hob with Extractor, Radiator

Master Bedroom:
11'11" x 15'3" (3.63m x 4.65m)
Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:
12'11" x 12'11" (3.94m x 3.94m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
8'4" x 8'7" (2.54m x 2.62m)
Tiled Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath, Shower Cubicle, Radiator





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









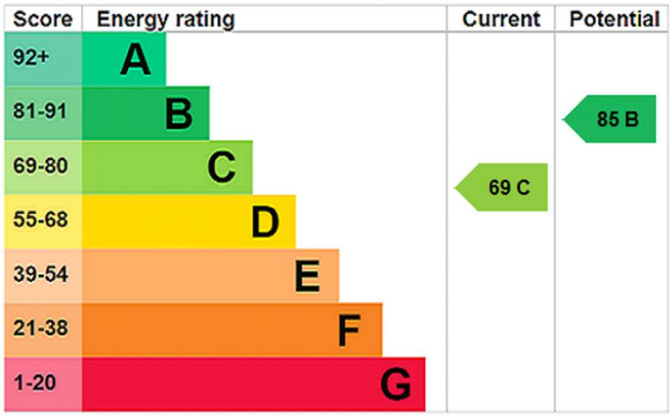
EPC: C

Council Tax Band: A, Durham

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.



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