Hegartys
SALES & LETTINGS



3 Bedrooms

Situated on the highly desirable Heath Grange estate, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation complete with a driveway, garage, front and rear gardens and the fantastic addition of a self-contained studio.

The main property offers a bright and welcoming feel providing an ideal home for a range of buyers looking to settle in a lovely residential area conveniently positioned close to local amenities, schools, shops and transport links.

A real highlight of this property is the additional annexe offering its own living room/bedroom, kitchen and bathroom. This versatile space could be ideal for multi-generational living, accommodating a family member, providing guest accommodation or creating a separate space to suit your individual needs.

Externally, the property benefits from a driveway providing off-street parking, garden to front and a large rear wrap around low maintenance garden offering outdoor space to enjoy throughout the year.

This is a wonderful opportunity to purchase a lovely home in a beautiful estate with the flexibility and potential to make it truly your own.

Early viewing is highly recommended to fully appreciate the accommodation, location and additional living space on offer. A property not to be missed!

Heath Grange, Houghton le Spring, DH5

Offers in the region

£150,000

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



Reception:
11'7" x 15'6" (3.53m x 4.72m)
Carpeted Flooring, UPVC Window, Electric Fire with Surround, Radiator

Kitchen:
9'10" x 9'10" (3m x 3m)
Carpeted Flooring, UPVC Window and Door, Wall and Base Units, Sink with Mixer Tap, Gas Oven and Electric Hob with Extractor, Radiator

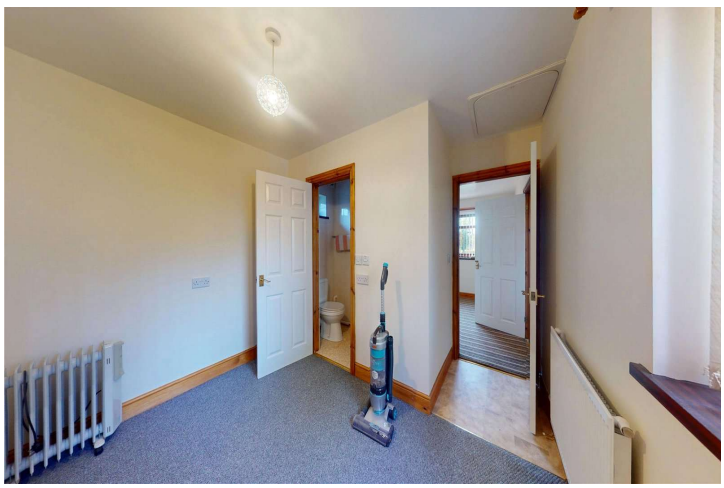
Annexe:
7'2" x 9'10" (2.18m x 3m)
Carpeted Flooring, UPVC Window, Radiator

Annexe Shower Room:
2'11" x 6'8" (0.9m x 2.03m)
Vinyl Flooring, WC, Washbasin with Mixer Tap, Thermostatic Shower

Annexe Kitchen:
9'11" x 10'8" (3.02m x 3.25m)
Carpeted Flooring, UPVC Window, Base Units, Radiator

Master Bedroom:
9'2" x 11'7" (2.8m x 3.53m)
UPVC Window, Radiator





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









Bedroom Two:
9'7" x 9'9" (2.92m x 2.97m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
Vinyl Flooring, UPVC Window, WC, Shower with Thermostatic Shower, Washbasin with Mixer Tap and Vanity Unit, Radiator

EPC: TBC

Council Tax Band: A, Sunderland

Tenure: Freehold

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.







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