Hegartys
SALES & LETTINGS



2 Bedrooms

Situated within the popular area of Kirkstone Close, Houghton-le-Spring this attractive two-bedroom terraced home offers an excellent opportunity for first-time buyers, couples or anyone looking to take their first step onto the property ladder.

Internally, the property offers bright, spacious and welcoming accommodation with a lovely feel throughout. The layout provides comfortable living space making it an ideal home for modern everyday living.

Kirkstone Close

Houghton Le Spring, DH5

Asking Price:

£99,000

EPC Rating: To be

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:
11'9" x 18'5" (3.58m x 5.61m)
Laminate Flooring, UPVC Window, Radiator

Kitchen:
98'7" x 11'11" (30.05m x 3.63m)
Tiled Flooring, UPVC Window, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven, Gas Hob with Extractor, Radiator

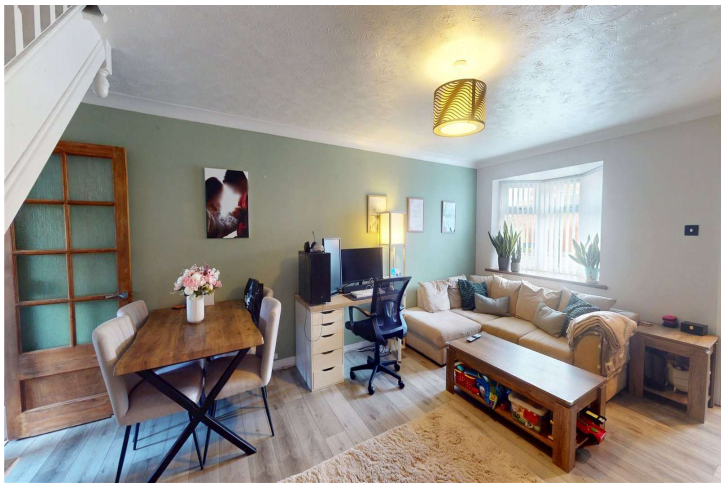
Master Bedroom:
9'10" x 11'10" (3m x 3.6m)
Carpeted Flooring, UPVC Window, Radiator

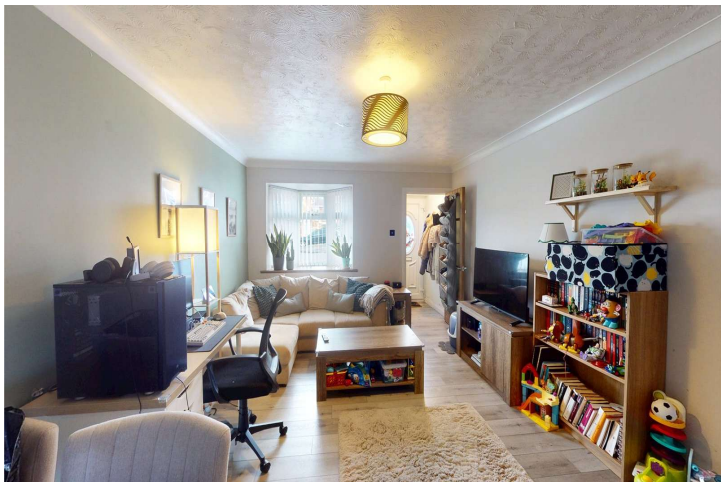
Bedroom Two:
9'6" x 11'9" (2.9m x 3.58m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
4'8" x 8'6" (1.42m x 2.6m)
Vinyl Flooring, Tiled Walls, Panelled Bath with Overhead Shower, WC, Washbasin with Mixer Tap, Radiator

Council Tax Band: A, Sunderland

Tenure: Freehold





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Parking: Driveway

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
WATER METER: YES
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=a964e139620515893161872 6fe30f982&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.

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

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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