Hegartys
SALES & LETTINGS



3 Bedrooms

Situated in a convenient and popular location this three-bedroom semi-detached property offers generous accommodation, fantastic outdoor space and an abundance of potential for buyers looking to put their own stamp on a home.

Offered with vacant possession the property is ready for its next owners to make their mark.

The accommodation briefly comprises an entrance hallway, two reception rooms providing excellent living and dining space, a fitted kitchen, three good-sized bedrooms and a family bathroom. While the kitchen and bathroom would benefit from some modernisation the property offers a superb opportunity to create a lovely family home tailored to your own taste and requirements.

Externally, the property really stands out. To the front is a garden, driveway and an exceptionally large garage extending the full length of the house and beyond complete with a roller shutter door and WC. To the rear, there is a further substantial attached outhouse and an additional integral garage offering an incredible amount of space and versatility. This could be ideal for storage, hobbies, a workshop or those needing additional space for vehicles or equipment.

The property also benefits from gardens to both the front and rear providing useful outdoor space to enjoy.

Conveniently positioned close to local shops, schools, amenities and transport links this is a property with so much to offer and enormous scope to add value.

With its generous accommodation, extensive garage facilities, vacant possession and exciting potential this is a must-see property. Early viewing is highly recommended!

Belmont Rise

Hetton Le Hole, DH5

Asking Price:

£180,000

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 Room:
12'6" x 12'4" (3.8mx 3.76m)
Carpeted Flooring, UPVC Window, Fire with Surround, Radiator



Dining Room:
9'7" x 9'1" (2.92mx 2.77m)
Carpeted Flooring, UPVC Window, Radiator

Kitchen:
8'9" x 9'3" (2.67mx 2.82m)
Vinyl Flooring, UPVC Window, Wall and Base Units, Sink with Drainer and Mixer Tap, Tiled Splashbacks, Radiator



Bedroom One:
12'6" x 11'5" (3.8mx 3.48m)
Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:
9'4" x 11'6" (2.84mx 3.5m)
Carpeted Flooring, UPVC Window, Wardrobes, Radiator

Bedroom Three:
9'5" x 7'5" (2.87mx 2.26m)
Carpeted Flooring, UPVC Window, Radiator

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









Bathroom:
7'3" x 5'1" (2.2mx 1.55m)
Vinyl Flooring, UPVC Window, WC, Washbasin with Mixer Tap and Vanity Unit, Shower Cubicle, Radiator

Garage:
39'1" x 12'9" (11.91m x 3.89m)

EPC: TBC

Council Tax Band: B, Sunderland

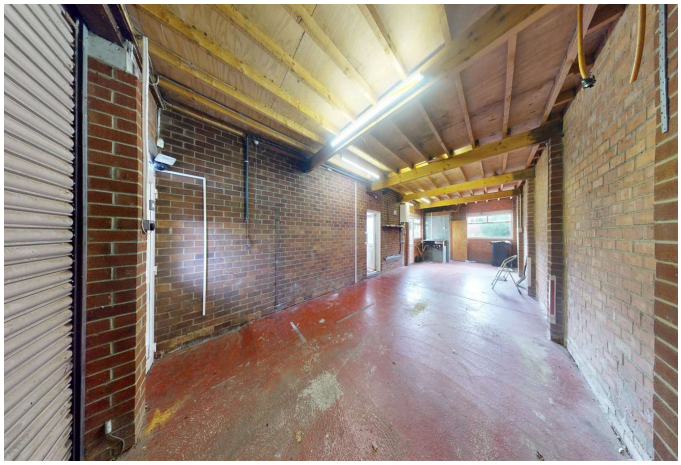
Tenure: Freehold

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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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