Hegartys
SALES & LETTINGS



3 Bedrooms

A beautiful three-bedroom end-of-terrace home beautifully presented throughout and offering spacious accommodation over three floors.
Situated in a great location this lovely modern home is perfect for growing families looking for space, style and convenience.
The property boasts bright and airy interiors, generous room sizes and a fantastic layout. The real highlight is the impressive master bedroom occupying the entire top floor complete with a lovely en-suite creating a wonderful private retreat.
Externally, the property benefits from driveway parking and a lovely rear garden providing the perfect space for relaxing and entertaining.
Ideally located close to local amenities, schools and transport links, this is a beautiful home that is ready to be enjoyed.
Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Bramble Close
Chilton Moor, Houghton Le Spring, DH4

Offers in the region
£160,000
EPC Rating: B

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:
11'10" x 14'5" (3.6m x 4.4m)
Laminate Flooring, UPVC Window, Radiator

Kitchen:
7'10" x 11'10" (2.4m x 3.6m)
Laminate Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Tiled Splashbacks, Electric Oven and Hob with Extractor, Stainless Steel Sink with Drainer and Mixer Tap, Integrated Fridge Freezer, Radiator

WC:
3'7" x 4'3" (1.1m x 1.3m)
Laminate Flooring, WC, Washbasin with Mixer Tap, Radiator

Master Bedroom:
8'6" x 13'1" (2.6m x 4m)
Carpeted Flooring, UPVC Window, Radiator

En Suite:
4'11" x 10'10" (1.5m x 3.3m)
Vinyl Flooring, Skylight, WC, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Two:
8'6" x 11'10" (2.6m x 3.6m)
Carpeted Flooring, 2x UPVC Windows, Radiator





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









Bedroom Three:
7'10" x 11'10" (2.4m x 3.6m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
5'7" x 7'10" (1.7m x 2.4m)
Vinyl Flooring, UPVC Window, WC, Panelled Bath, Washbasin with Mixer Tap and Vanity Unit, Radiator

EPC: B

Council Tax Band: B, 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.

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