Fletcher Crescent, New Herrington, Houghton Le Spring

£110,000

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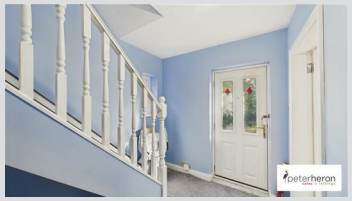
This spacious three bedroom semi detached home boasts generous rear gardens and is available with no upward chain! In need of general updating and modernising but priced accordingly, the internal accommodation feature entrance hall, lounge, conservatory, kitchen/diner, outhouse, three first floor bedrooms and a shower room/WC. Situated in this popular residential street close to Herrington Country Park and easy reach to Doxford International Business park. With easy access to the A19, Sunderland City Centre, Durham City and Newcastle Upon Tyne. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall



Double Radiator, stairs to first floor and door to lounge.

Lounge 10'7" x 15'10"

Two double radiators, feature fireplace and double doors to conservatory. Door to kitchen.

Conservatory 11'11" x 8'2"

Double radiator, double glazed windows and UPVC French patio doors to rear garden.

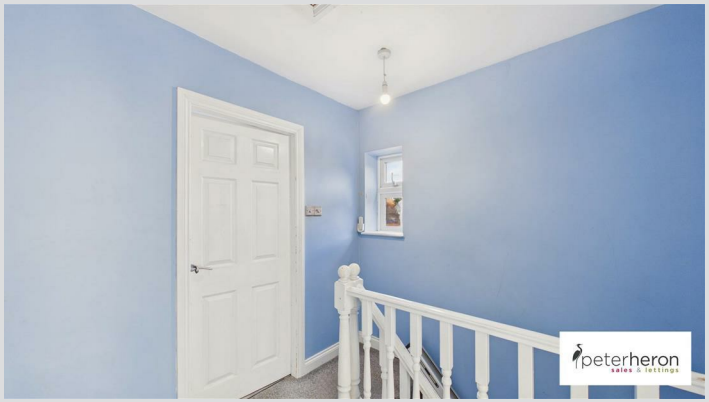
Kitchen/Diner

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated wall vent with electric hob and hood. Space for a fridge freezer and washing machine. Double radiator, two double glazed windows to side and door to outhouse.

Outhouse
Two store cupboards, UPVC door to front and UPVC door to store room.

Store Room
Double glazed window.

First Floor Landing



Access point to loft and double glazed window.

Bedroom 1 7'6" x 15'1"

Double glazed window to front, storage cupboard and radiator.

Bedroom 2 10'5" x 12'9"

Double glazed window to rear and radiator.

Bedroom 3 6'9" x 6'11"

Double glazed window to rear, storage cupboard and radiator.

Shower Room

Walk in waterfall shower, vanity unit comprising low level wc and wash basin. Double glazed window to front and chrome heated towel rail.

MAIN ROOMS AND DIMENSIONS

Outside

Generous rear gardens mainly laid to lawn with mature trees and planting, side access gate to the front garden.

Council Tax Band
The Council Tax Band is Band A.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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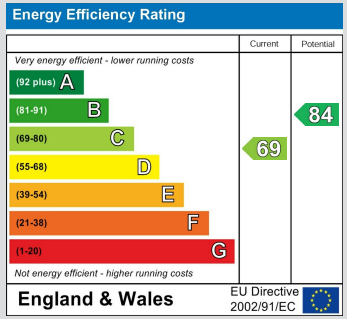
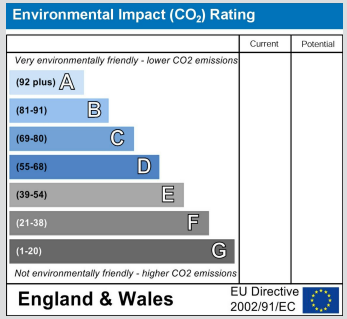
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





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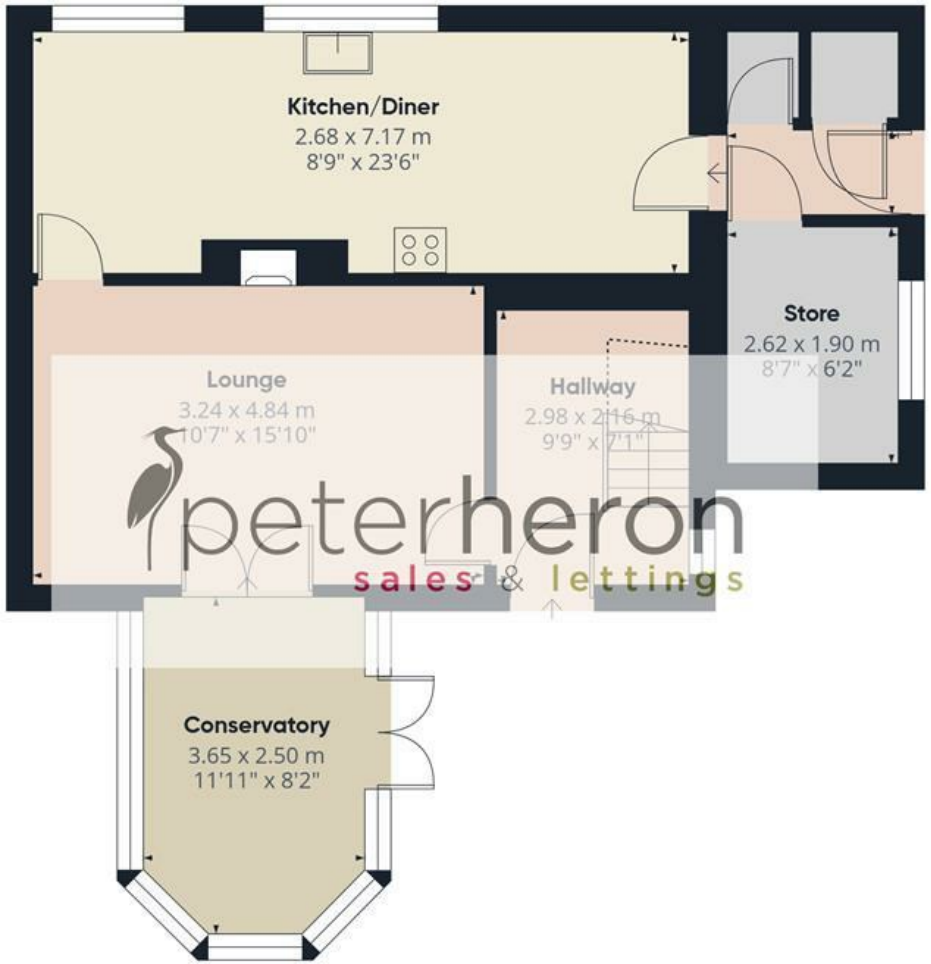
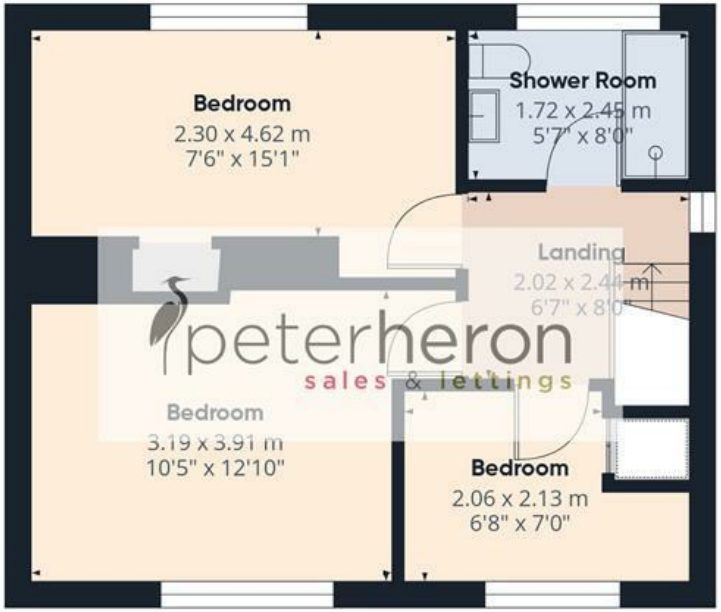


Ground Floor



First Floor

Approximate total area(1)

96.9 m²

1043 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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