



26 Hollowdene, Houghton Le Spring, DH5 9NQ

Guide price £155,000

Moovd Online Property Auctions are delighted to offer For Sale via Option B – Conditional Online Auction Terms with a BUY IT NOW PRICE of £155,000 plus Auction Fees of £4,404 Inc VAT this extended three-bedroom semi-detached family home. With an attractive asking price, this fantastic home oozes potential and must not be missed!

The layout briefly comprises entrance porch, central hall with staircase to first floor, through lounge diner with double doors into the wrap around fitted kitchen and a large conservatory to rear with insulated roof and heating, enabling use all year round. To first floor are three generous sized bedrooms with bedroom one including fitted wardrobes and a white family bathroom WC. Externally is a low maintenance two tier enclosed rear garden, front lawn and double width blocked paved driveway leading to an attached garage with up and over door.

Located in a quiet and popular residential area of Hetton Le Hole, the accommodation on offer lies only a matter of seconds from both Houghton Le Spring & Hetton Le Hole front street and a host of day-to-day amenities, including Hetton Primary and Secondary Schools, making it a perfect family home.

This exciting property must be viewed internally, and viewings are strictly by appointment only.

Porch

Hall

Lounge Diner

Conservatory

Kitchen

Landing

Bedroom 1

Bedroom 2

Bedroom 3

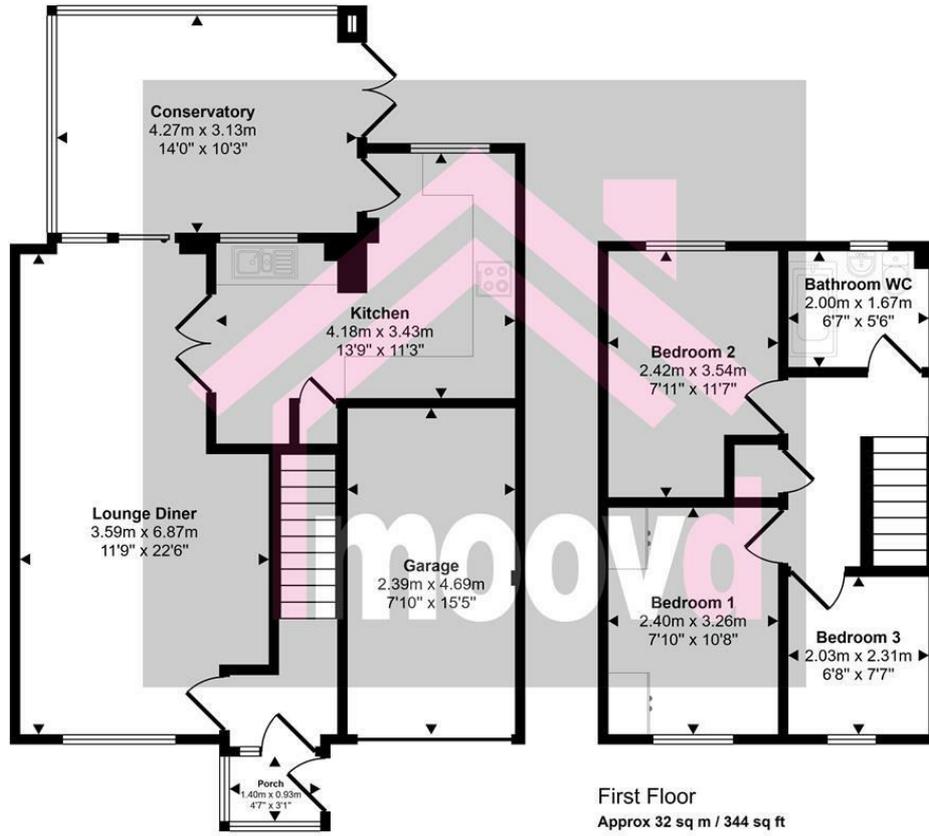
Bathroom WC

Garage

Externally

Floor Plan

Approx Gross Internal Area
101 sq m / 1084 sq ft



First Floor
Approx 32 sq m / 344 sq ft

Ground Floor
Approx 69 sq m / 741 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.