



18 Gertrude Street, Houghton Le Spring, DH4 4EA

Guide price £72,500

Moovd Online Property Auctions are delighted to offer For Sale via Option A – Unconditional Online Auction, this simply superb two-bedroom mid terrace property in the village of Grasswell, Houghton Le Spring with a BUY IT NOW PRICE of £72,500 + Auction fees of £4,404 Inc VAT.

Very rarely does this opportunity arise, to buy such an impressive turnkey ready property and an early internal viewing is considered essential to avoid disappointment.

The accommodation briefly comprises entrance porch, lounge with feature wall and fire insert and central staircase to first floor. To the rear of the ground floor is a large, fitted kitchen. To first floor are two generous sized bedrooms and a shower room WC. Externally is rear yard with storage sheds.

The property has an excellent location for easy access into Houghton Le Spring and many day-to-day amenities including the new Tesco with the A690 allowing access into both Sunderland and Durham, A19 and the A1. Additionally, there is local schooling within immediate proximity. A superb purchase for either a home occupier or a BTL investor. Viewings by appointment only.

Porch

Lounge 15'0" x 15'10" (4.59m x 4.83m)

Kitchen 11'5" x 14'7" (3.49m x 4.45m)

Landing

Bedroom 1 15'5" x 12'7" (4.72m x 3.84m)

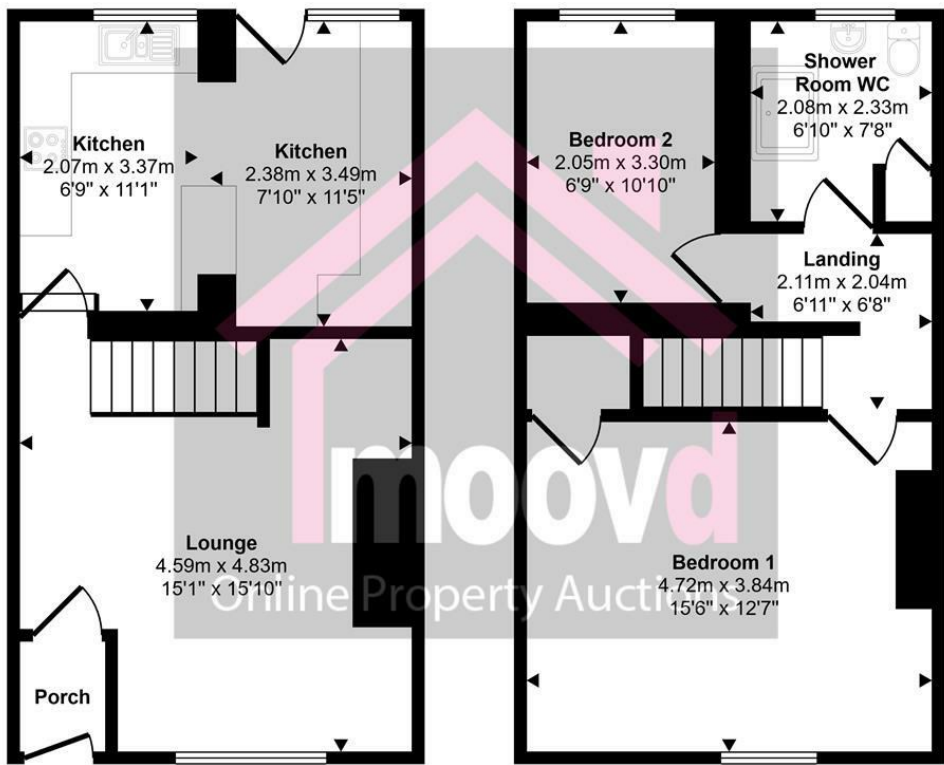
Bedroom 2 10'9" x 6'8" (3.30m x 2.05m)

Shower Room WC

Externally

Floor Plan

Approx Gross Internal Area
78 sq m / 844 sq ft

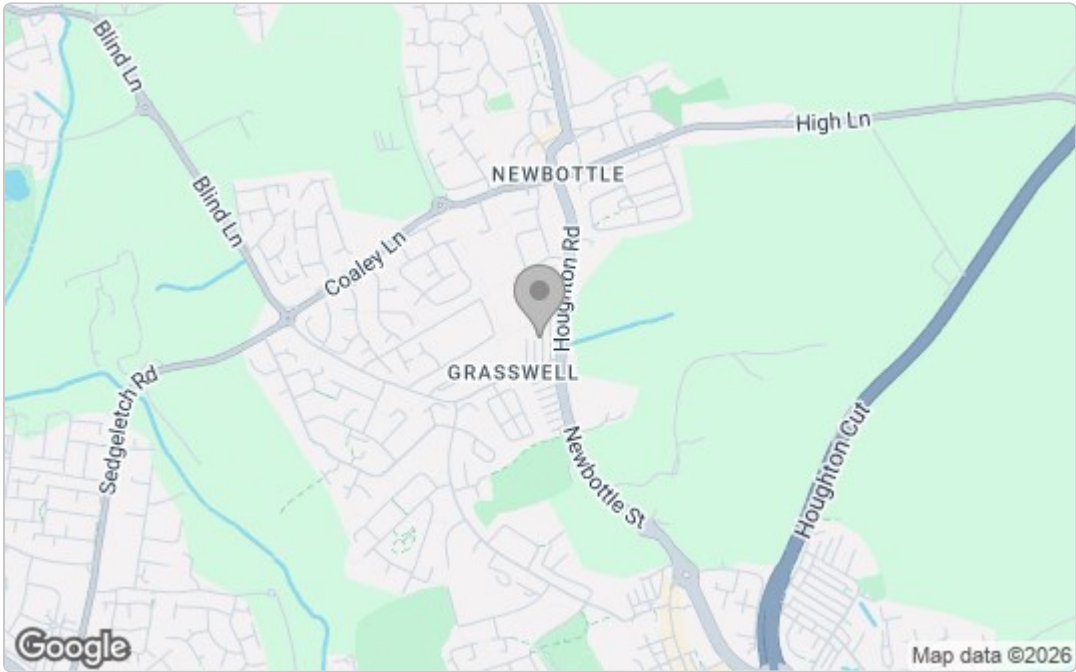


Ground Floor
Approx 39 sq m / 418 sq ft

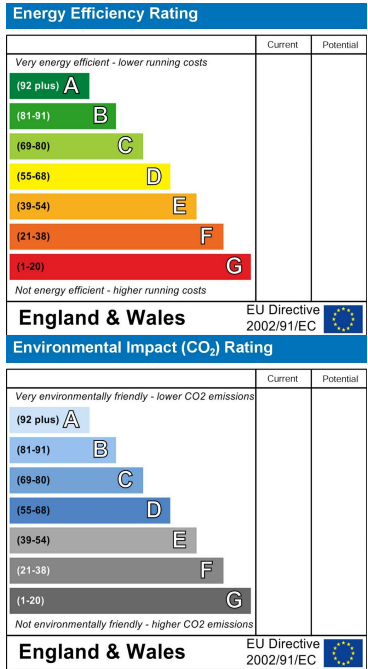
First Floor
Approx 39 sq m / 425 sq ft

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.