



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)

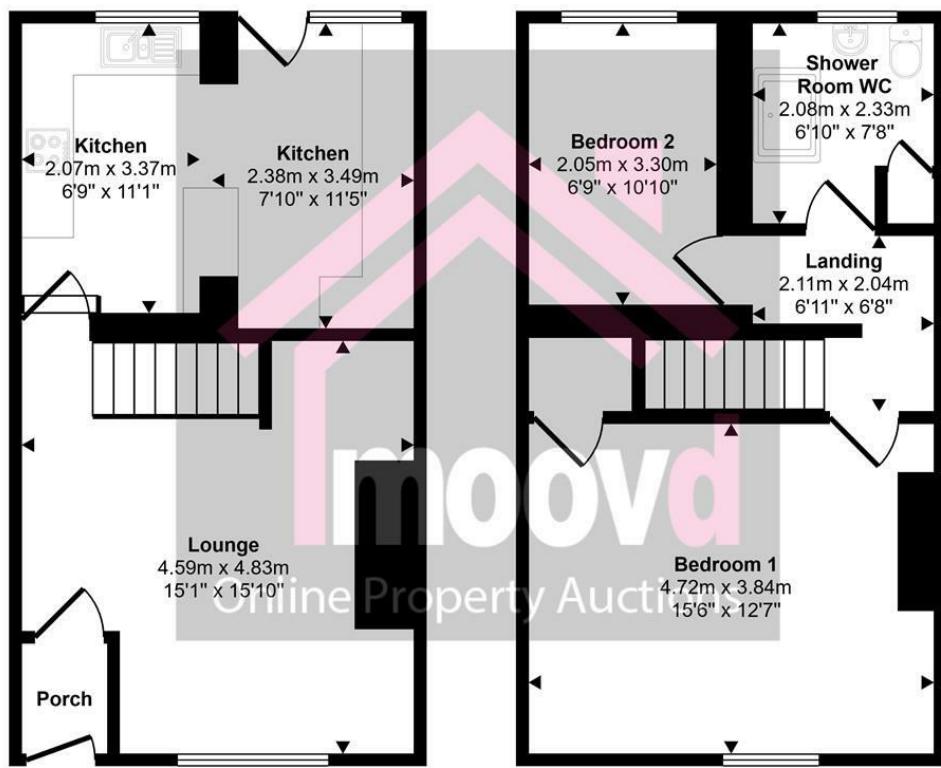
Bedroom 2 10'9" x 6'8" (3.30m x 2.05m)

Shower Room WC

Externally

Floor Plan

Approx Gross Internal Area
78 sq m / 844 sq ft



Ground Floor

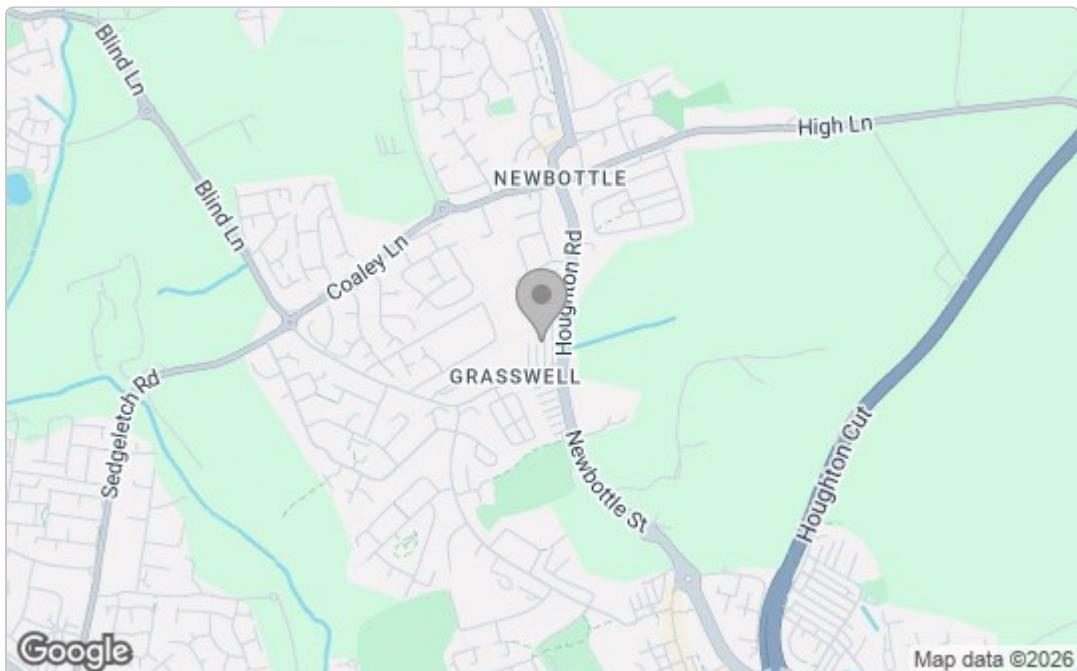
Approx 39 sq m / 418 sq ft

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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