



2 Bedrooms

So Much Potential!! This spacious two bedroom detached bungalow on a generously sized plot, in the highly popular area of Newbottle, Houghton-Le-Spring, is welcomed to the sales market by Jill Moore Sales & Lettings. Boasting large gardens to the front and rear, spectacular views and good room sizes throughout, this is the perfect opportunity for someone to put their own stamp on the property!

Derham, Houghton Road, Newbottle, Houghton-Le-Spring, Tyne and Wear, DH4 4EF

Guide Price:

£139,999

EPC Rating: F



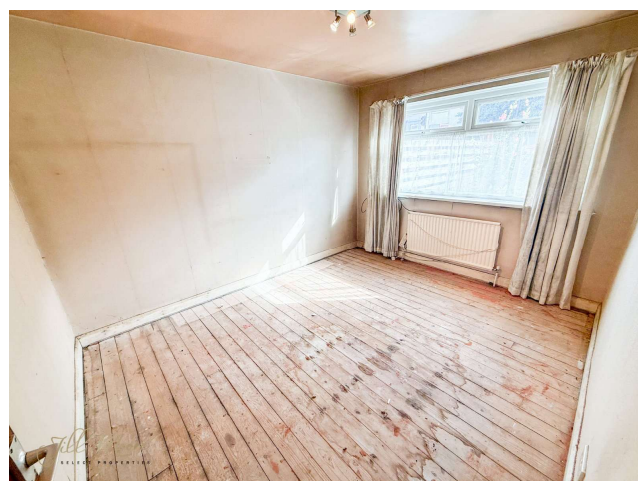
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This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



For additional information and full photo gallery please visit

www.jillmooresalesandlettings.co.uk



Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance Hall The property is entered via the front door into a spacious hallway. The entrance features a long privacy window positioned alongside the front door, with an additional doorway providing access into the main hallway. The hallway benefits from electric sockets and a radiator.



Lounge The lounge features a window overlooking the surrounding area, together with electric sockets and a radiator.

Bedroom One The first bedroom benefits from a window, electric sockets and a radiator.

Bedroom Two The second bedroom features a window providing picturesque views over the surrounding area, together with electric sockets, a radiator and built-in wardrobes.

Bathroom The bathroom comprises a bath, wash hand basin and WC, together with a privacy window and useful storage cupboard.

Kitchen The kitchen features a large window providing picturesque views over the surrounding area, together with a radiator.

Lower Reception Room/ Bedroom Situated beneath the main bungalow and accessible from both the rear of the property and internally, this additional space has historically been utilised for a variety of purposes, including as an additional reception room or bedroom. The room features a window and a door providing access to the rear.

Lower storage area Beneath the bungalow are two additional rooms, both accessed from the rear of the property. The smaller of the two rooms houses a boiler which is understood to be non-functional.

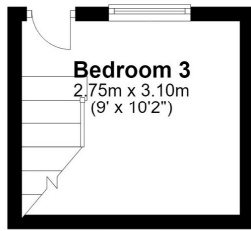
The second room has previously been utilised as a workshop and features brick walls, a window and a sink.

External To the front, a large private garden complete with natural grass section, paved pathway leading to front door, private driveway with gated entrance/exit and paved steps to the side of the property which lead round to the rear. To the rear, an enclosed private garden with greenhouse



Basement

Approx. 8.5 sq. metres (91.6 sq. feet)



Ground Floor

Approx. 60.9 sq. metres (655.8 sq. feet)



Total area: approx. 69.4 sq. metres (747.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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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