Fairfield, DH4 5FE

3 Bed - House - Semi-Detached

£180,000

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* EXTENDED * BEAUTIFULLY PRESENTED AND IMPROVED * LARGE CORNER PLOT * GARAGE AND DRIVEWAY * EN SUITE AND DOWNSTAIRS WC * GARDEN ROOM * CUL DE SAC POSITION *

Offered for sale is this beautifully presented and improved three bedroom semi-detached home, occupying an excellent position on a traditionally sought-after estate. Situated at the corner of a pleasant cul de sac, the property enjoys a larger than average plot together with a garage, driveway and attractive gardens, making it ideal for a variety of buyers.

The floorplan comprises an entrance hallway, downstairs WC, comfortable lounge and an attractive fitted kitchen which opens through to a lovely garden room, creating a bright and versatile space ideal for dining, relaxing or entertaining.

To the first floor there are three bedrooms, with the main bedroom benefitting from en suite facilities, along with a family bathroom fitted with a modern suite.

Externally, the property stands on a generous corner plot with a large lawned garden to the front. To the rear there is a low maintenance enclosed garden providing a pleasant outdoor space, while a driveway provides off-street parking and leads to the garage.

Fairfield forms part of a popular residential area within Houghton le Spring, well regarded for its convenient access to local amenities, schools and everyday services. The town centre is within easy reach and offers a range of shops, supermarkets, cafés and leisure facilities. The area also benefits from excellent transport links via the A690, A19 and A1(M), making commuting to Durham, Sunderland, Newcastle and surrounding areas straightforward. Nearby parks, countryside walks and recreational facilities further enhance the appeal of this well-connected location.

Entrance Hallway

W.C

Lounge

Kitchen

Garden Room

FIRST FLOOR

Bedroom

EN SUITE

Bedroom

Bedroom

Bathroom

EXTERNAL

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AGENT'S NOTES

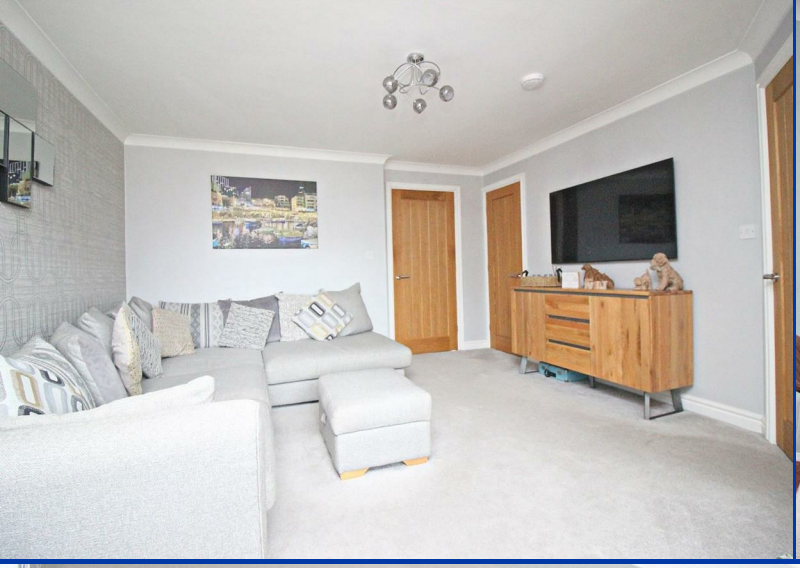
Council Tax: Sunderland, Band C Annual Price: £1,953
Tenure: Freehold
EPC - C

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – NA
Rights & Easements – None known
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – extended
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.



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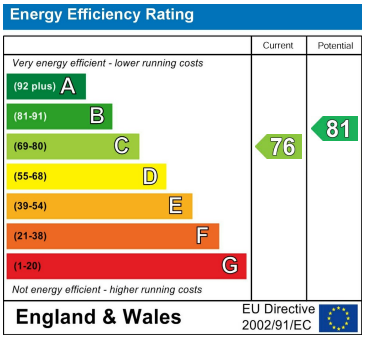
FLOOR PLAN COMING SOON

We are preparing the floor plan and it will be available shortly.



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