



Briarwood Street, Fencehouses, DH4 6AZ
3 Bed - House - Mid Terrace
£150,000

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Briarwood Street Fencehouses, DH4 6AZ

* FANTASTIC PRIVATE GARDEN * CONSERVATORY * LOFT CONVERSION TO CREATE LARGE BEDROOM WITH VELUX WINDOWS * VERY SPACIOUS THROUGHOUT * MODERN BATHROOM WITH ADDITIONAL SEPARATE SHOWER CUBICLE *

Offered to the market is this spacious traditional three bedroom mid-terrace home, which benefits from a loft conversion, a conservatory providing additional reception space, and a large, private garden.

The internal layout comprises an entrance hallway, a comfortable lounge, conservatory, and a large dining kitchen. On the first floor there are two double bedrooms and a well-sized four-piece modern bathroom suite. The second floor hosts the master bedroom, with plenty of eaves storage and Velux windows allowing in plenty of natural light.

Externally there is a yard to one side, and to the other is a well-sized private garden with a variety of trees and shrubs, and at the bottom of the garden is a pleasant 'secret garden' providing extra privacy and tranquillity.

Briarwood Street is located in a quiet residential area of Fencehouses, Houghton le Spring, with good access to local shops, schools, and parks. Regular bus routes link the area to Houghton le Spring town centre, Sunderland, Durham, and Newcastle, making commuting straightforward. The location offers a peaceful environment while remaining practical for everyday needs.













Entrance Hallway

Conservatory

12'9" x 11'1" (3.9 x 3.4)

Lounge

15'5" x 14'5" (4.7 x 4.4)

Dining Kitchen

19'0" x 10'9" (5.8 x 3.3)

FIRST FLOOR

Landing

Bedroom Two

13'5" x 10'9" (4.1 x 3.3)

Bedroom Three

12'1" x 10'9" (3.7 x 3.3)

Bathroom

8'10" x 8'2" (2.7 x 2.5)

SECOND FLOOR

Bedroom One

17'8" x 16'8" (5.4 x 5.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 14 Mbps, Superfast 52 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1,701 p.a

Energy Rating: D



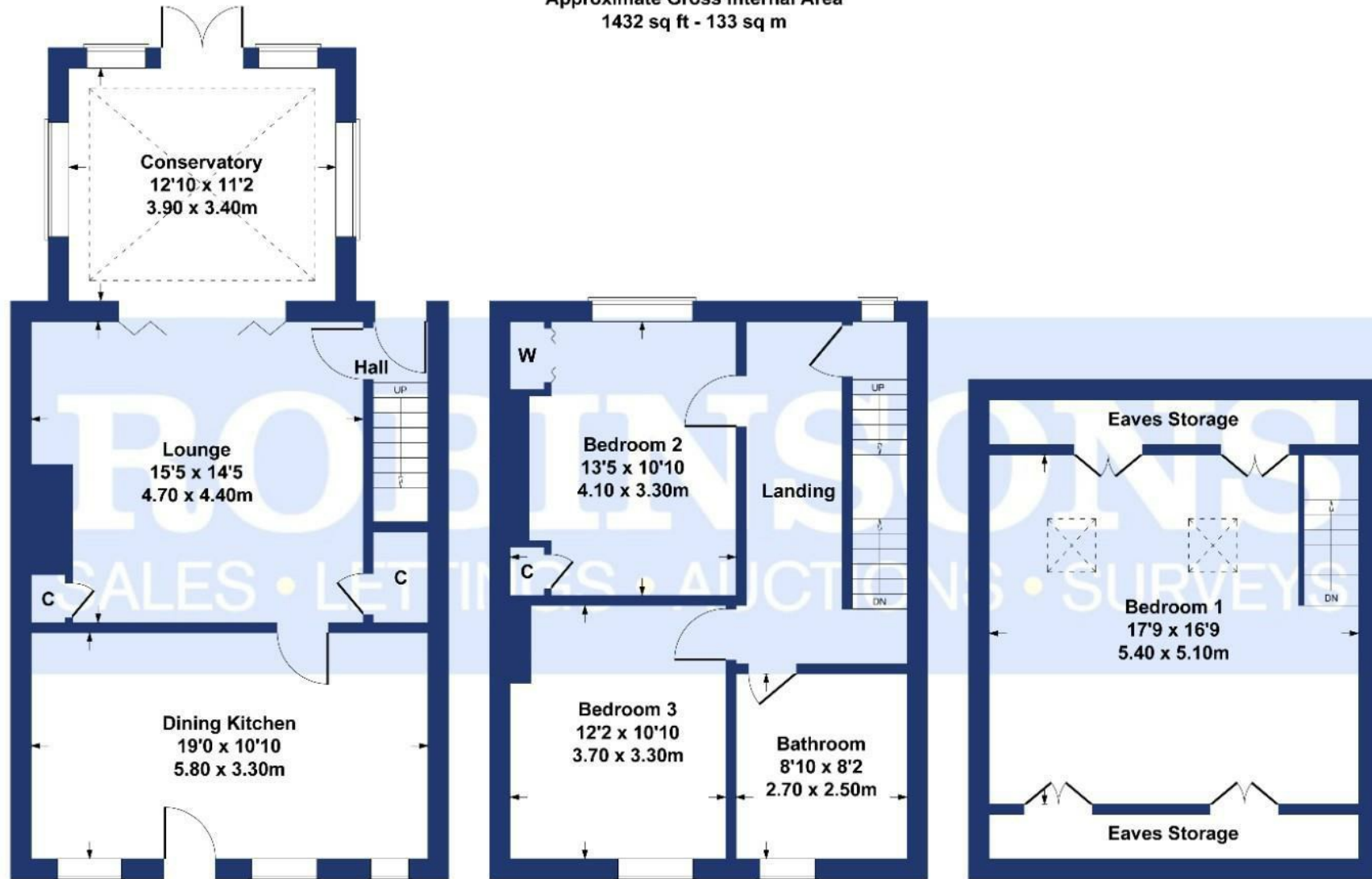
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Briarwood Street

Approximate Gross Internal Area
1432 sq ft - 133 sq m

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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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