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- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Popular Location
- Mid Terrace Home
- Three Bedrooms
- Two Bathrooms
- Rear Yard
- Freehold
- Close To Amenities
- Call For More Information







This three bedroom mid-terrace home, is positioned on Station Road in Houghton Le Spring. Offered for sale with the benefit of no onward chain, the property presents an excellent opportunity for first time buyers.

For sale by Modern Method of Auction: Starting Bid Price £37,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge, an open-plan kitchen and dining area, and ground floor bathroom WC. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite bathroom. Further benefits include gas central heating and double glazing.

Externally, the property offers a low-maintenance enclosed rear yard incorporating a covered car port, accessed via an up-and-over garage door, providing secure off-street parking.



The location offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, schools for all ages and healthcare facilities, making it ideal for families, first-time buyers and downsizers alike. Excellent transport links provide easy access to Sunderland, Durham and Newcastle via the A19 and A1(M), while regular public transport services connect the surrounding towns and villages. Residents also benefit from nearby parks, walking routes and leisure facilities, offering a great balance of convenience and outdoor recreation.

For more information and to book a viewing, please call our team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

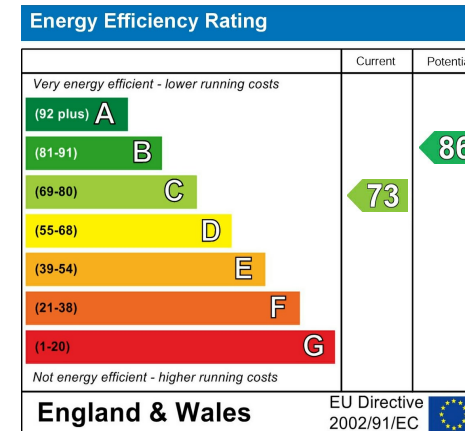
Council Tax Band: A

## The difference between house and home

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