

LOT  
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55 Abbey Drive, Houghton Le Spring, Tyne and Wear DH4 5LA

GUIDE PRICE **£60,000+**\*

VACANT RESIDENTIAL

### Description

A semi-detached two bedroomed property benefitting from double glazing, central heating, loft space and front and rear gardens. The property is suitable for occupation or investment opportunities and also has a partially built side-extension that could be used for a number of uses once confirming with the local planning authority.

### Situated

Off Brinkburn Crescent which in turn is off of Blind Lane in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 7 miles from Sunderland city centre.

### Ground Floor

Hall, Living Room, Kitchen

### EPC Rating

F

### First Floor

2 Bedrooms, Bathroom/W.C.

### Council Tax Band

A

### Second Floor

Loft Space converted to provide storage.

### Outside

Front and Rear Gardens,  
Driveway

### Note

The seller requires specifically:

- full name, date of birth and address of purchaser(s).
- For overseas residence the purchaser(s) will also need to provide a certified copy of photo ID and evidence of address, such as a recent utility bill.



In relation to source of funds for purchase, evidence is required of source of funding such as mortgage offer. If any part is coming from savings or income, details of employment including position. This is additional to any ID checks and proof of funding required by the auctioneers.

### Note

Please note Sutton Kersh have not inspected the property internally and all details have been provided by the vendor

### Tenure

Freehold