



## 2 bed terraced bungalow to buy

Hertford Crescent, Hetton-le-Hole,  
Houghton Le Spring, Tyne and Wear, DH5  
9LS

# £119,950

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Spacious Bungalow
- ✓ Two Double Bedrooms
- ✓ Stylish Kitchen & Bathroom
- ✓ Generous Rear Garden
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*IMPRESSIVE BUNGALOW\*\*TWO DOUBLE BEDROOMS\*\*MODERN KITCHEN & BATHROOM\*\*GENEROUS REAR GARDEN\*\*MULTI CAR DRIVEWAY\*\*OWNED SOLAR PANELS\*\*DESIRABLE AREA\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive bungalow, featuring two double bedrooms and a multi car driveway. Situated on popular estate of Hertford Crescent in Houghton Le Spring, the residence is perfectly positioned close to a range of local shops, amenities, excellent public transport links and major road networks via the A690. This attractive home is also within walking distance of well regarded local schools and Hetton Lyons Country Park, while Sunderland and Durham City Centres, together with Rainton Meadows Nature Reserve, are all just a short drive away.

This well presented bungalow is spacious throughout and briefly consists of:- Entrance/hallway, spacious lounge, modern kitchen, two double bedrooms and a stylish three piece bathroom. Externally, the property benefits from a multi car driveway to the front and to the rear there is a good sized garden, which benefits from not being over looked.

This property also boasts the added benefit of owned solar panels, helping to enhance its energy efficiency and achieve an impressive EPC rating of B.

Early viewing is highly recommended to fully appreciate the size, standard, and location of this excellent home. Please contact our Houghton branch to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £119,950

Property Type: Terraced bungalow

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.



## Lounge

4.21m x 3.99m (13'9" x 13'1")

Spacious lounge with carpet flooring, an integrated feature electric fireplace, radiator and a double glazed front aspect window.



## Kitchen

3.20m x 3.79m (10'5" x 12'5")

Modern kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, tiled splash back, a radiator and a double glazed front aspect window.



## Bedroom One

3.92m x 3.36m (12'10" x 11'0")

Double bedroom with laminate flooring, a radiator and a double glazed rear aspect window.



## Bedroom Two

3.21m x 2.51m (10'6" x 8'2")

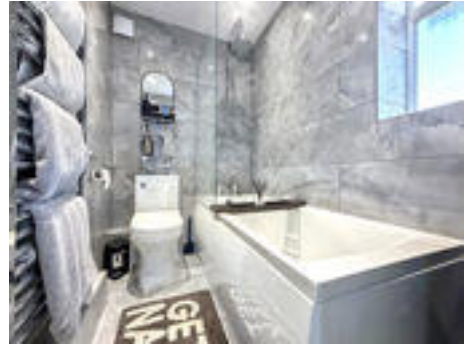
Double bedroom with laminate flooring, a radiator and a double glazed front aspect window.



## Bathroom

2.39m x 1.40m (7'10" x 4'7")

Stylish three piece bathroom benefiting from a paneled bath with an overhead waterfall shower, hand wash basin and WC. Tile flooring, tiled walls, a heated towel rail and a double glazed window.



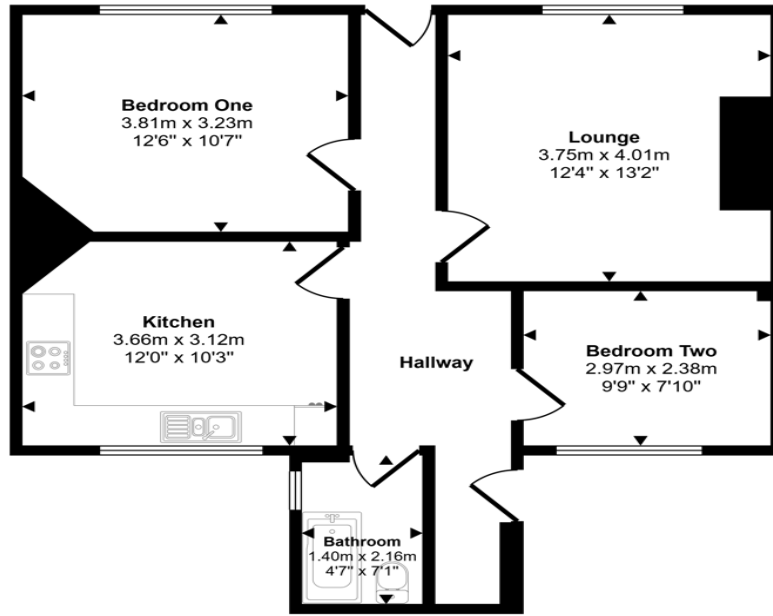
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## External

Externally to the front there is a multi car driveway, to the rear lies a generous garden laid to lawn, mature shrubs and a patio area. The rear garden also have the additional bonus of not being overlooked and a good sized wooden shed.



Approx Gross Internal Area  
62 sq m / 672 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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