



3 bed detached house to buy in

Perkins Close, Hetton-le-Hole, Houghton
Le Spring, Tyne and Wear, DH5 9GD

£160,000

 x 3  x 1  x 1

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- ✓ CHAIN FREE
- ✓ HOUSE BUILDER PART EXCHANGE PROPERTY
- ✓ PRICED FOR A QUICK SALE
- ✓ Detached Family Home
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****DETACHED FAMILY HOME**THREE BEDROOMS**DETACHED GARAGE**MULTI CAR DRIVEWAY**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this well-presented three bed, detached family home, situated on the sought-after estate of Perkins Close, Hetton-le-Hole. This spacious home is ideally located within easy access to local shops and amenities, excellent public transport links, and major road connections via the A690. The property is also within walking distance to well-regarded local schools and Hetton Lyons Country Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland and Durham City Centres.

This impressive residence briefly comprises:- Entrance/hallway, spacious lounge, modern kitchen/dining room and a downstairs W.C. To the first floor lies three well proportioned bedrooms and a three-piece family bathroom.

Externally, to the front there is an open lawn with a multi car driveway leading to a detached garage and to the rear there is an enclosed garden.

Early viewing comes highly recommended to appreciate the size, standard and desirable location of this property. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £160,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and ground floor W.C.

Lounge

4.48m x 4.47m (14'8" x 14'7")

Spacious lounge with carpet flooring, storage cupboard, radiator and a double glazed front aspect window.

Kitchen/Dining Room

3.11m x 4.46m (10'2" x 14'7")

Modern kitchen/diner 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 gas hob. Vinyl flooring, tiled splash back, radiator, a double glazed window and French doors leading to the rear garden.



Ground Floor W.C

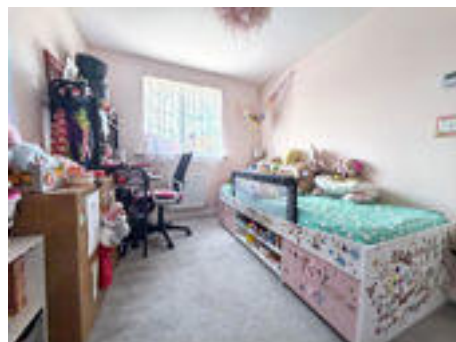
1.58m x 0.85m (5'2" x 2'9")

Convenient downstairs W.C with a hand wash basin, vinyl flooring, a radiator and a double glazed window.

Bedroom One

4.02m x 2.51m (13'2" x 8'2")

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



Bedroom Two

3.47m x 2.51m (11'4" x 8'2")

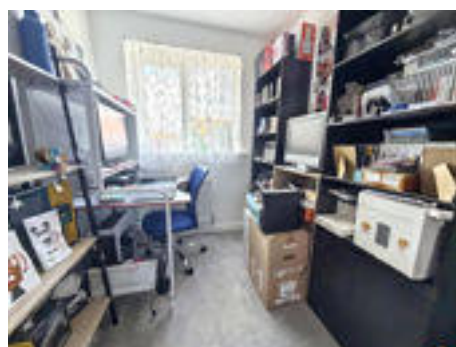
Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Three

2.42m x 1.88m (7'11" x 6'2")

Third bedroom with carpet flooring, a radiator and a double glazed front aspect window.



Bathroom

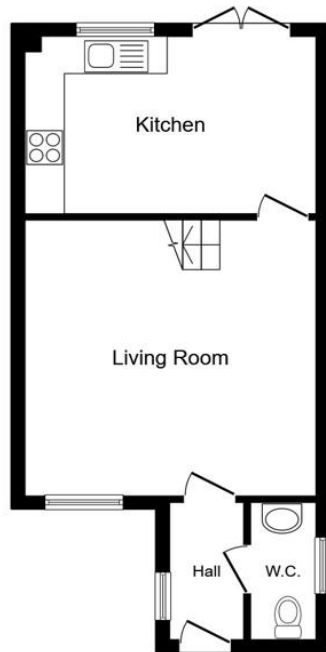
1.95m x 1.86m (6'4" x 6'1")

Three piece family bathroom benefitting from a paneled bath with an over head shower, hand wash basin and W.C. Vinyl flooring, tile splash back, a radiator and a double glazed window.

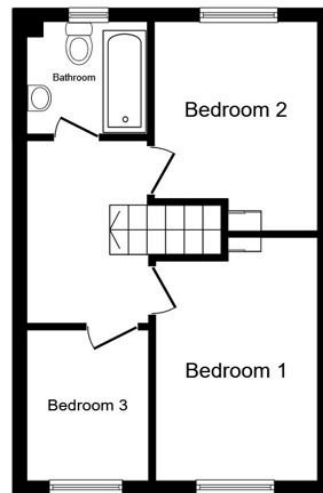


External

Externally, to the front there is an open lawn and a multi car driveway leading to a detached garage. To there rear lies a private garden, which is laid to lawn.



Ground Floor



First Floor

Total floor area: 70.8 sq.m. (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Perkins Close, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9GD

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

14a Newbottle Street, Houghton Le Spring, Tyne and Wear, Tyne & Wear, DH4 4AB, Tel: 0191 5120933, houghton@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

