



To buy

2 bed semi-detached house to buy in DH5

Evergreen Road, Hetton-le-Hole,
Houghton Le Spring, Tyne and Wear, DH5
9FX

£132,500

 x2  x1  x1

Tenure

Freehold

Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Stylish Kitchen/Dining Area
- ✓ Occupying A Corner Plot
- ✓ EPC Rating B

Allocated parking

Garden

Key Information

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

Arrange a viewing

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Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**TWO DOUBLE BEDROOMS**UPGRADED KITCHEN/DINING ROOM**PRIVATE REAR GARDEN**TWO CAR DRIVEWAY**CORNER PLOT****

Pattinson Estate Agents are happy to welcome to the market this impressive semi-detached family home boasting two double bedrooms and an upgraded kitchen/diner, situated on the highly desirable estate of Evergreen Road, Hetton-Le-Hole. This property occupies a corner plot, which is perfectly positioned within easy access to local shops and other amenities, great public transport links and major road links via the A690. Also within walking distance to Eppleton Academy Primary School & Nursery, Hetton Lyons Country Park as well as being within a short driving distance to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This well presented family residence is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, modern kitchen/diner and a downstairs W.C. To the first floor lies two double bedrooms and a three piece family bathroom, externally to the front is an open lawn to two sides of the property, to the rear there is generously sized garden with a two car driveway adjacent to it.

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

Council Tax Band: B

Tenure: Freehold

Price: £132,500

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Gas

Entrance/Hallway

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

Lounge

3.74m x 5.17m (12'3" x 16'11")

Spacious lounge with carpet flooring, a radiator and two double glazed windows.



Kitchen/Dining Room

3.40m x 3.73m (11'1" x 12'2")

Upgraded kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces and matching up-stands, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Vinyl flooring, pantry cupboard, a radiator, a double glazed window and French doors leading to the rear garden.



Ground Floor W.C

1.04m x 1.68m (3'4" x 5'6")

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



Bedroom One

3.15m x 3.71m (10'4" x 12'2")

Double bedroom with carpet flooring, a radiator and two double glazed windows.



Bedroom Two

2.39m x 3.74m (7'10" x 12'3")

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



Bathroom

1.66m x 2.03m (5'5" x 6'7")

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, tiled splash back, radiator and a double glazed window.

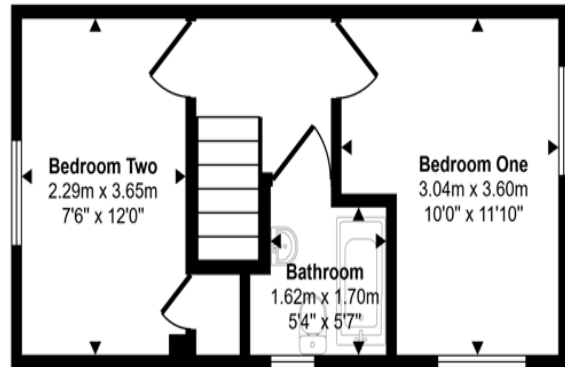
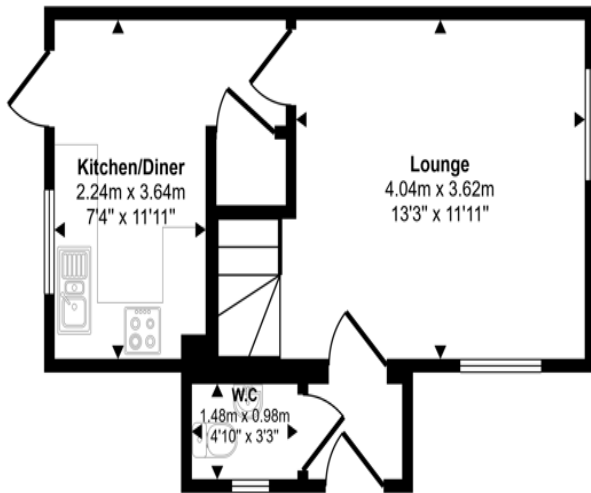


External

Externally, to the front there is an open lawn extending to two sides of the property. To the rear lies a good sized garden laid to lawn with a raised decked area. Adjacent to the rear garden is a two car driveway, providing convenient off road parking.



Approx Gross Internal Area
58 sq m / 628 sq ft



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) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Evergreen Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9FX

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

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