



3 bed semi-detached house to buy in DH5

Henry Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BH

£159,950

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Garage & Driveway
- ✓ Generous Rear Garden
- ✓ EPC Rating B

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**THREE BEDROOMS**GENEROUS REAR GARDEN**GARAGE & DRIVEWAY**SOUGHT AFTER LOCATION**NO UPPER CHAIN****

Pattinson Estate Agents are happy to welcome to the market this three bedroom semi-detached family home, situated on the sought after estate of Henry Street, Hetton-Le-Hole. This spacious family home 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 impressive family residence is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, kitchen/diner and a downstairs W.C. To the first floor lies three double bedrooms and a three piece family bathroom. Externally to the front is an open lawn, driveway and garage, to the rear there is generously sized garden.

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: £159,950

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

Entrance/Hallway

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

Lounge

4.70m x 3.06m (15'5" x 10'0")

Spacious lounge with laminate flooring, radiator and a double glazed front aspect window.



Kitchen/Dining Room

2.77m x 4.11m (9'1" x 13'5")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Luxury vinyl tiled flooring, tile splash back, a radiator, a double glazed window and French doors leading to the rear garden.



Ground Floor W.C

1.93m x 0.96m (6'3" x 3'1")

Convenient downstairs W.C with hand wash basin, luxury vinyl tiled flooring and a radiator.



Bedroom One

5.11m x 2.81m (16'9" x 9'2")

Double bedroom with carpet flooring, radiator, front and rear double glazed front aspect windows.



Bedroom Two

3.48m x 4.13m (11'5" x 13'6")

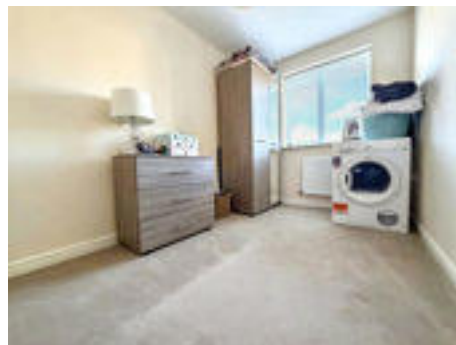
Double bedroom with carpet flooring, radiator and a double glazed front aspect window.



Bedroom Three

3.57m x 2.09m (11'8" x 6'10")

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

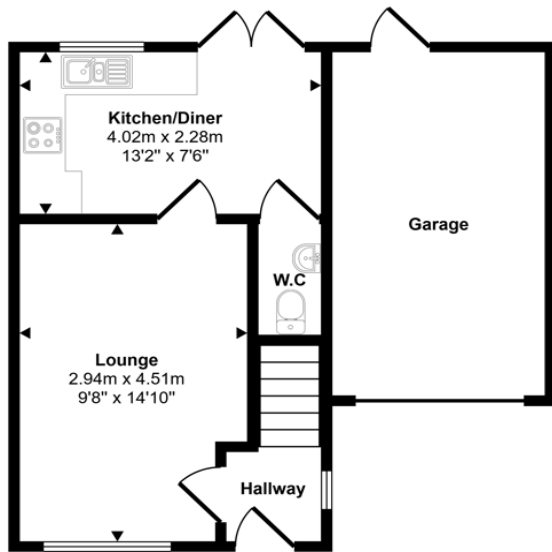


External

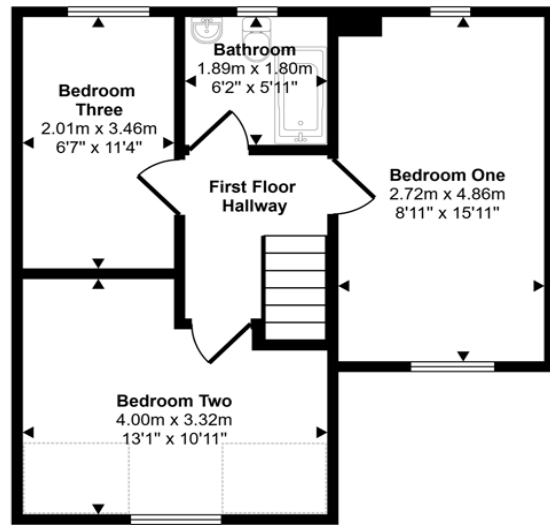
Externally to the front there is an open lawn, a driveway and garage To the rear there is a generously sized garden laid to lawn, the rear garden also gives access to the garage via an external door.



Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft



First Floor
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	82	
(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

Henry Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BH

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.

