



3 bed detached house to buy in

Regent Court, South Hetton, Durham,
Durham, DH6 2TT

£149,950

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ Detached Family Home
- ✓ Three Bedrooms
- ✓ South Facing Rear Garden
- ✓ Garage & Two Car Driveway
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Mobile signal: Good

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****DETACHED FAMILY HOME**THREE BEDROOMS**SOUTH FACING REAR GARDEN**TWO CAR DRIVEWAY & GARAGE**SOUGHT AFTER LOCATION****

Pattinson Estate Agents are delighted to bring to the market this well presented detached family home, which boasts three bedrooms and a South facing rear garden, located on the popular estate Regent Court, South Hetton. This home is perfectly positioned within easy access to local amenities, great public transport and major road links via the A19. Ideally positioned within walking distance to popular local schools and just a short drive to Dalton Park, Sunderland and Durham City Centre's.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/hallway, lounge, 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 is an open lawn, a two car driveway and garage, to the rear there is a generous South facing 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: £149,950

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Air conditioning: No

Mobile signal coverage: Good

Entrance/Hallway

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

Lounge

4.16m x 3.72m (13'7" x 12'2")

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



Kitchen

3.01m x 2.62m (9'10" x 8'7")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Laminate flooring, tiled splash back, a radiator, double glazed window and an external door leading to the side of the property.



Dining Room

3.19m x 2.21m (10'5" x 7'3")

Separate dining room with laminate flooring, a radiator and patio doors leading to the rear garden.



Bedroom One

4.06m x 2.80m (13'3" x 9'2")

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



Bedroom Two

3.11m x 2.81m (10'2" x 9'2")

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



Bedroom Three

2.82m x 1.83m (9'3" x 6'0")

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



Bathroom

1.74m x 1.83m (5'8" x 6'0")

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

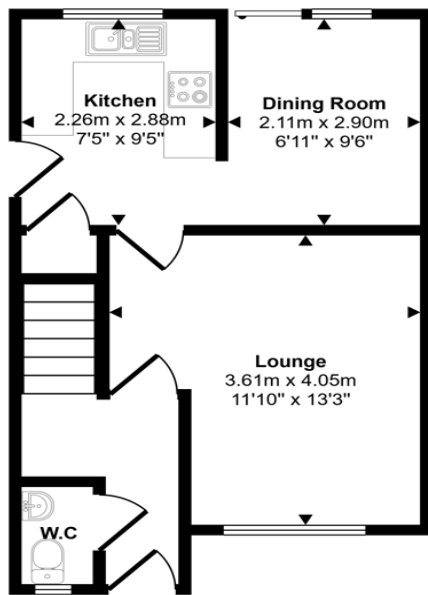


External

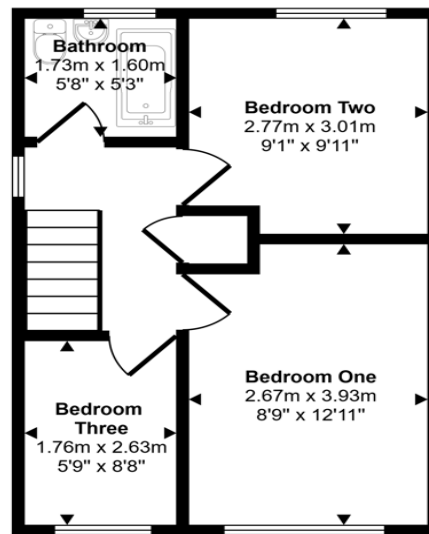
Externally, to the front there is an open lawn, a two car driveway and a garage, as well as a gated access to the rear garden. To the rear lies a generous South facing garden laid to lawn with a patio area adjacent to the property.



Approx Gross Internal Area
67 sq m / 718 sq ft



Ground Floor
Approx 34 sq m / 365 sq ft



First Floor
Approx 33 sq m / 353 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	73	
(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

Regent Court, South Hetton, Durham, Durham, DH6 2TT

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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