



2 bed terraced house to buy in

Lambton Drive, Hetton-le-Hole, Houghton
Le Spring, Tyne and Wear, DH5 0EW

£80,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Garden

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Bathroom
- ✓ Front & Rear Gardens

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**MODERN BATHROOM**FRONT & REAR GARDENS**HIGHLY DESIRABLE LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this impressive family home, situated in the sought after estate of Lambton Drive, Hetton-Le-Hole. Perfectly positioned within easy access to local shops and other amenities, excellent public transport links, major road links Via the A690. Also conveniently located within walking distance to numerous popular schools and Hetton Lyons Country Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham city Centres.

This spacious home is packed with potential and briefly comprises :- Entrance/hallway, open plan lounge/dining room and a fitted kitchen. To the first floor lies two double bedrooms and a modern three piece bathroom, externally there is an enclosed garden to the front and a generously sized garden to the rear.

Early viewings come highly recommended to appreciate the potential and location of this family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge/dining room, kitchen and first floor staircase.

Lounge/Dining Room

6.82m x 3.60m (22'4" x 11'9")

Open lounge/diner with carpet flooring, a feature gas fireplace, two radiators, double glazed front and rear aspect windows.



Kitchen

2.55m x 2.42m (8'4" x 7'11")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and plumbing for a washing machine. Vinyl flooring, tiled splash back, a double glazed window and external door leading to the rear garden.



Bedroom One

3.62m x 3.17m (11'10" x 10'4")

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



Bedroom Two

3.40m x 3.46m (11'1" x 11'4")

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



Bathroom

1.76m x 2.08m (5'9" x 6'9")

Modern bathroom benefiting from a walk-in shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls, a heated towel rail and a double glazed window.

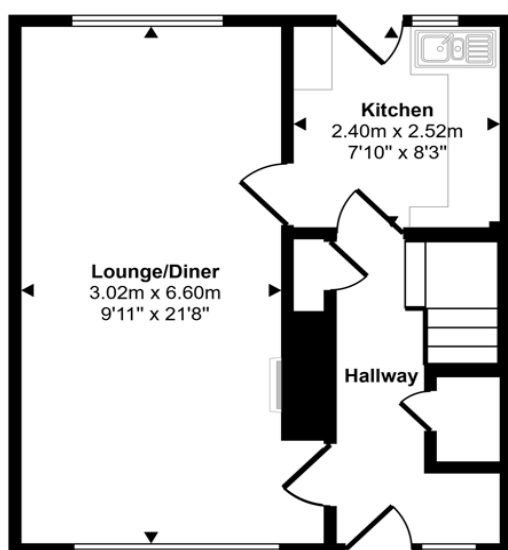


External

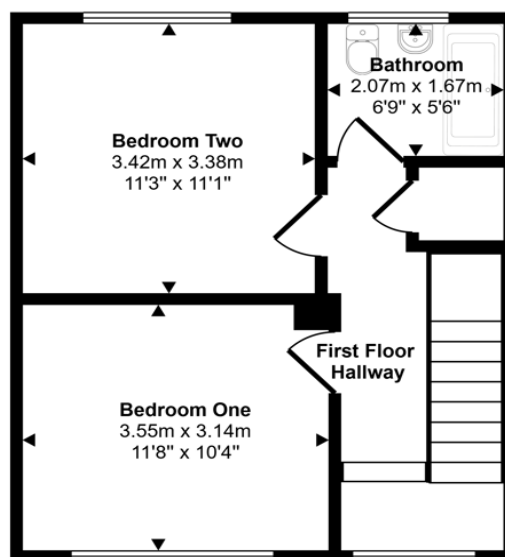
Externally, to the front there is an enclosed garden and to the rear there is also a good sized garden.



Approx Gross Internal Area
74 sq m / 793 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 402 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.

Lambton Drive, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0EW

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.

