



2 bed semi-detached house to buy in DH5

Borrowdale Street, Hetton-le-Hole,
Houghton Le Spring, Tyne and Wear, DH5
0DG

£119,950

 x 2  x 1  x 1

Tenure
Freehold

Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Two Loft Spaces Accessed Via a Staircase
- ✓ Stylish Kitchen/Diner
- ✓ EPC Rating D

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Susan Davison
Branch Manager
Houghton

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SEMI-DETACHED FAMILY HOME**TWO DOUBLE BEDROOMS**TWO LOFT SPACES ACESSED VIA A STAIRCASE**STYLISH KITCHEN/DINING AREA**WEST FACING GARDEN**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this impressive semi-detached home, boasting two double bedrooms and two additional loft spaces accessed via a separate staircase. Situated in the popular area of Hetton-Le-Hole, the property is within close proximity to local shops and a range of everyday amenities, excellent public transport and major road links via the A690. Also within walking distance of Hetton Academy and Hetton Lyons Country Park, as well as being a short drive from Rainton Meadows Nature Reserve, Sunderland and Durham City Centres.

This well presented family home is spacious throughout and briefly comprises:- Entrance, spacious lounge with a media wall and a stunning kitchen/diner with integrated appliances. To the first floor lies two double bedrooms and a modern three piece family bathroom, in addition there is a study room which provides access via a secondary staircase to two loft spaces. Externally, to the front there is a low maintenance garden, while to the rear lies a West facing garden. This family home also benefits from gas central heating, a garden room and an on street electric vehicle charging channel, providing the potential for the installation of an EV charger.

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

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

Entrance

Property entrance leading directly to the lounge.

Lounge

6.15m x 3.93m (20'2" x 12'10")

Spacious lounge with carpet flooring, a radiator and two double glazed windows. The lounge also has a media wall with an integrated electric fireplace and recess shelves with spot lights.



Kitchen/Dining Room

6.11m x 2.95m (20'0" x 9'8")

Stylish kitchen/diner benefiting from a range of upper, lower and full length units with contrasting Quartz worktops and matching upstands. The kitchen also benefits from a range of integrated appliances including:- dishwasher, washing machine, fridge/freezer, microwave, oven and an induction hob. This area is complete with tiled flooring, a vertical radiator, two double glazed windows and an external door providing access to the side of the property.



Bedroom One

3.45m x 3.80m (11'3" x 12'5")

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



Bedroom Two

3.52m x 2.97m (11'6" x 9'8")

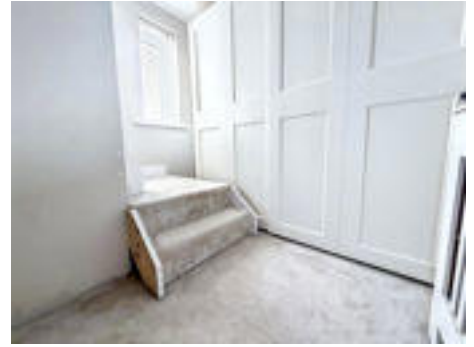
Double bedroom with carpet flooring, fitted wardrobes, radiator and a double glazed rear aspect window.



Office

2.59m x 2.54m (8'5" x 8'4")

A versatile room with carpet flooring, a radiator and two double glazed windows. There is also a secondary staircase, which leads to two loft spaces.



Bathroom

2.86m x 1.68m (9'4" x 5'6")

Modern bathroom benefiting from a paneled bath with a shower mixer tap, W.C, hand wash basin and vanity cupboards. Tile flooring, tiled walls, a heated towel rail, a recessed shelf and two double glazed windows.



Loft Space One

4.08m x 3.56m (13'4" x 11'8")

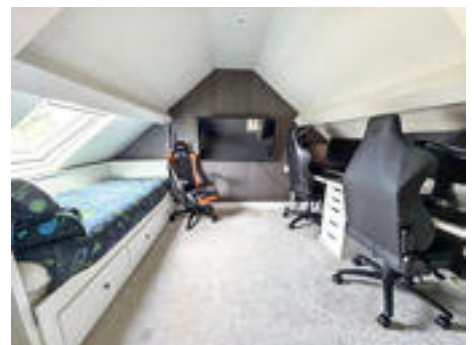
This loft space has carpet flooring and two Velux windows.



Loft Space Two

4.08m x 3.23m (13'4" x 10'7")

The second loft space has carpet flooring and a Velux window.

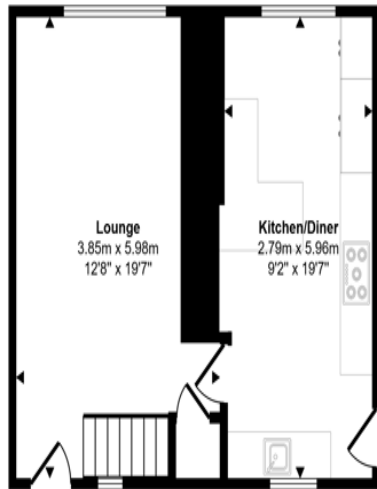


External

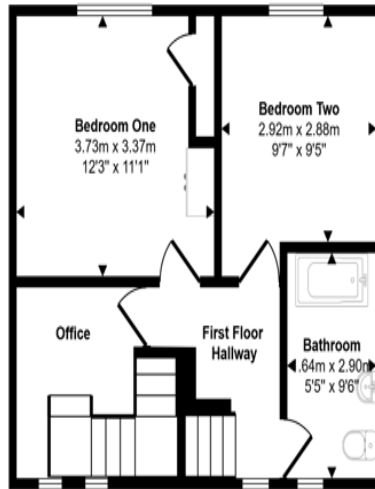
Externally, to the front there is a low maintenance garden laid to artificial turf, with open access leading to the rear garden. The rear garden is also designed for low maintenance, benefits from a West facing aspect and features a versatile garden room.



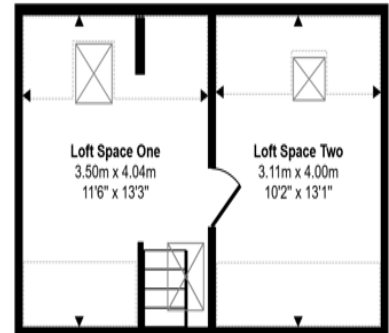
Approx Gross Internal Area
108 sq m / 1158 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 40 sq m / 433 sq ft



Second Floor
Approx 27 sq m / 293 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		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Borrowdale Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0DG

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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