

**Auction**

1 bed apartment to buy in DH6

Ravensworth Court, South Hetton,
Durham, Durham, DH6 2UX

£37,500

 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Garden

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Ground Floor Apartment
- ✓ One Bedroom
- ✓ South Facing Rear Garden
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Susan Davison
Branch Manager
Houghton

0191 5120933
houghton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS GROUND FLOOR APARTMENT**ONE BEDROOM**MODERN KITCHEN**SOUTH FACING REAR GARDENS**POPULAR LOCATION**POTENTIAL RENTAL INCOME OF £550 PCM****

Pattinson Estate Agents are excited to welcome to the market this well presented, ground floor apartment, which boasts a stylish kitchen and a south facing garden situated on the sought after estate of Ravensworth Court, South Hetton. Perfectly positioned within close proximity to local shops and other amenities, great transport and major road links via the A19. This family residence is within walking distance to a popular local school and Silverdale Family Practice, as well as being a short drive to Durham Heritage Coast, Dalton Park Outlet, Sunderland & Durham City Centre's.

This impressive property is spacious throughout and briefly consists of:- entrance/hallway, spacious lounge, a modern kitchen, double bedroom and a three piece bathroom, externally to the rear lies a good sized South facing garden.

Early viewings come highly recommended to appreciate the size and location of this property. Please call our Houghton Le Spring branch to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £618.00

Price: Starting Bid £37,500

Property Type: Apartment

USPs: Garden

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has tiled flooring, storage cupboard and a radiator.

Lounge

4.10m x 3.54m (13'5" x 11'7")

Spacious lounge with carpet flooring, a radiator, two double glazed windows and an external door leading to the rear garden.



Kitchen

3.37m x 2.43m (11'0" x 7'11")

Modern kitchen benefiting from a range of upper and lower units with contrasting work surfaces, a stainless steel sink unit, plumbing for a washing machine and a free standing oven with a gas hob. Tile flooring, tiled splash back, a radiator and a double glazed front aspect window.



Bedroom

4.16m x 2.69m (13'7" x 8'9")

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



Bathroom

1.71m x 1.92m (5'7" x 6'3")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Tile flooring, tiled walls, a heated towel rail and a double glazed front aspect window.

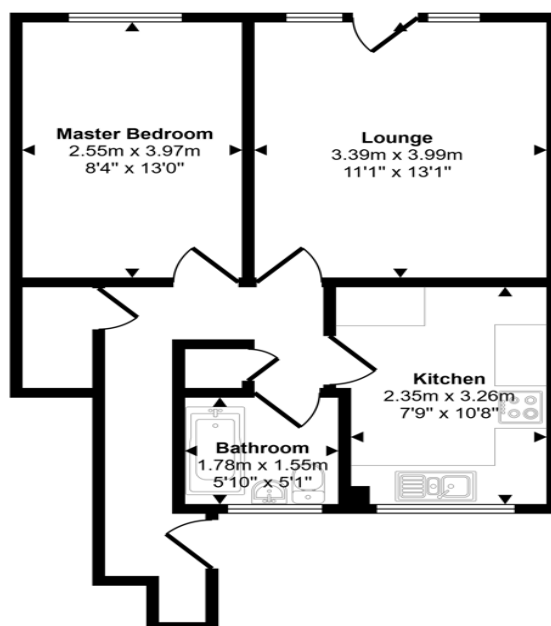


External

Externally, to the front there is a gated pathway leading to the property, to the rear lies a South facing garden, predominantly laid to lawn.



Approx Gross Internal Area
46 sq m / 491 sq ft



Floorplan

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		
(69-80) C	73	75
(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

Ravensworth Court, South Hetton, Durham, Durham, DH6 2UX

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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