



3 bed terraced house to buy in

Houghton Road, Hetton-le-Hole,
Houghton Le Spring, Tyne and Wear, DH5
9PN

£125,000

 x3
  x1
  x2

Tenure

Freehold

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Rear Yard
- ✓ EPC Rating D

Allocated parking

Chain free

Key Information

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

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS**REAR YARD**POPULAR LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this well presented, spacious three bed family home, situated on the popular Houghton Road, Hetton Le Hole. Perfectly located close to local shops and other amenities, popular schools with fantastic public transport and major road links via the A690. Also within walking distance to Hetton Lyons Country Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family home is spacious throughout and briefly consists:- Entrance/hallway, lounge, dining room, modern kitchen and a three piece bathroom. The first floor gives access to three well proportioned bedrooms and a separate W.C, externally to the front there is an enclosed forecourt and yard to the rear.

Early viewings come highly recommended to appreciate the size, standard and location of this family home. Please call our Houghton Branch on arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £125,000

Property Type: Terraced House

USPs: Chain free

Parking: Allocated

Heating: Gas

Entrance/Hallway

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



Lounge

4.70m x 3.82m (15'5" x 12'6")

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



Dining Room

4.32m x 3.86m (14'2" x 12'7")

Separate dining room with carpet flooring, a feature bare brick fireplace, radiator and a double glazed rear aspect window.



Kitchen

4.59m x 2.09m (15'0" x 6'10")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting work surfaces and matching up-stands, stainless steel sink unit, integrated microwave, fridge/freezer and an oven with a ceramic hob. Laminate flooring, a radiator and a double glazed rear aspect window.



Rear Lobby

The rear lobby has plumbing for a washing machine, space for a dryer and access to the rear garden via an external door.

Bathroom

2.03m x 1.90m (6'7" x 6'2")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Vinyl flooring, partly tiled walls a radiator and a double glazed rear aspect window.



Bedroom One

4.08m x 4.95m (13'4" x 16'2")

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



Bedroom Two

4.39m x 2.99m (14'4" x 9'9")

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



Bedroom Three

3.52m x 2.08m (11'6" x 6'9")

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



W.C

0.84m x 1.15m (2'9" x 3'9")

Convenient W.C located on the first floor has carpet flooring, a radiator and double glazed window.



External

Externally to the front there is an enclosed forecourt and yard to the rear.





Ground Floor
Floor area 56.2 sq.m. (605 sq.ft.)

First Floor
Floor area 49.2 sq.m. (530 sq.ft.)

Total floor area: 105.4 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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