



## 3 bed semi-detached house to buy in DH5

Great Lime Road, Hetton-le-Hole,  
Houghton Le Spring, Tyne and Wear, DH5  
9GF

# £159,950

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Three Bedrooms
- ✓ Upgraded Kitchen/Diner With Fitted Appliances
- ✓ Two Car Driveway
- ✓ EPC Rating B

Allocated parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*KITCHEN/DINER WITH FITTED APPLIANCES\*\*TWO CAR DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressively presented, three bed semi-detached family home situated on the new estate of Great Lime Road, Hetton-Le-Hole. Perfectly positioned with in easy access to local amenities, public transport links and major road links via A690. This family residence also has the additional bonus of being within walking distance to popular local schools and Hetton Lyons Country Park and short driving distance to Rainton Meadows Nature Reserve, Houghton Le Spring, Sunderland & Durham City Centres.

This modern decorated home is spacious thought out and briefly consists of:- Entrance/hallway with a storage cupboard, spacious lounge, kitchen/diner with fitted appliances and a downstairs W.C. To the first floor three bedrooms and an upgraded three piece family bathroom, externally to the front is a garden, and an extended driveway which fits two cars and to the rear there is a fully enclosed 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: Offers In Excess Of £159,950

Property Type: Semi-detached house

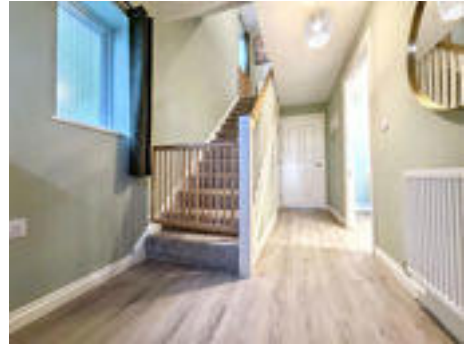
USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has a storage cupboard, laminate flooring, a radiator and a double glazed window.



## Lounge

3.33m x 4.50m (10'11" x 14'9")

Spacious lounge with laminate flooring, radiator, double glazed rear aspect window and French doors leading to the rear garden.



## Kitchen/Dining Room

2.38m x 5.09m (7'9" x 16'8")

Modern kitchen/diner benefiting from a range of upper and lower units with matching up-stands, plumbing for a washing machine, integrated dishwasher, fridge/freezer and an oven with a ceramic hob. Laminate flooring, radiator and a double glazed front aspect window.



## Ground Floor W.C

1.50m x 0.87m (4'11" x 2'10")

Convenient downstairs W.C with a hand wash basin, laminate flooring, radiator and a double glazed side aspect window.



## First Floor Hallway

The first floor hallway gives access to each room and partially board loft via a timber ladder.

## Bedroom One

2.63m x 4.50m (8'7" x 14'9")

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



## Bedroom Two

3.67m x 2.24m (12'0" x 7'4")

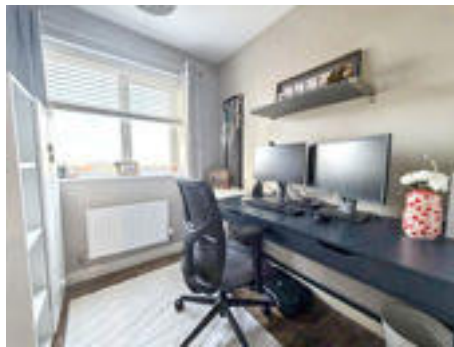
Double bedroom with carpet flooring, radiator and a double glazed front aspect window.



## Bedroom Three

2.15m x 2.18m (7'0" x 7'1")

Third bedroom with vinyl flooring, radiator and a double glazed front aspect window with a picturesque views over Houghton.



## Bathroom

2.07m x 2.22m (6'9" x 7'3")

Stylish bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Vinyl flooring, partly tiled ceramic walls, made-to-measure mirror and a radiator.

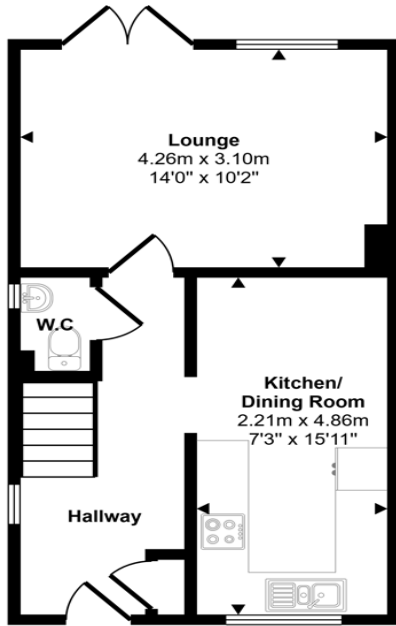


## External

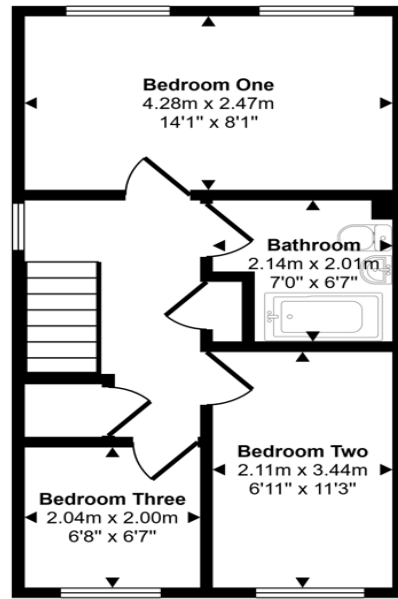
Externally to the front there is a garden and an extended driveway, which has space for two cars. To the rear lies a fully enclosed garden.



Approx Gross Internal Area  
70 sq m / 750 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 35 sq m / 378 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) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Great Lime Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9GF

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