



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

Richard Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9HN

**£70,000** Offers Over

 x3
  x2
  x2

Tenure

**Freehold**

## Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ Private Rear Yard
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

**\*\*IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*PRIVATE REAR YARD\*\*POTENTIAL RENTAL INCOME OF £600/650 PCM\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are pleased to welcome to the market this well presented three bed family home, situated in the popular area of Richard Street, Hetton-Le-Hole, Houghton-Le-Spring. Perfectly positioned within close proximity to local amenities, popular local schools, great public transport and major road links via A690. Also within walking distance to Hetton Lyons Country Park and local shops, such as Tesco Express, as well as being a short driving distance to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This impressive family home is spacious throughout and briefly comprises:- Entrance/hallway, lounge, dining room, fitted kitchen and a three piece bathroom. To the first floor lies three well proportioned bedrooms and a shower room, externally to the rear the is private yard.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £70,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring a radiator and under stair storage cupboard. The hallway also gives access to the dining room and first floor staircase.

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## Lounge

4.01m x 4.04m (13'1" x 13'3")

Spacious lounge with laminate flooring, radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining room.



## Dining Room

4.91m x 3.21m (16'1" x 10'6")

The diner has laminate flooring, radiator, double glazed rear aspect window and an external door leading to the rear garden.



## Kitchen

4.71m x 1.93m (15'5" x 6'3")

Fitted kitchen benefiting from a range of upper lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and dishwasher. Laminate flooring, tile splash back, radiator and a double glazed rear aspect window



## Bathroom

1.43m x 1.73m (4'8" x 5'8")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Tile flooring, tiled splash back, radiator and a double glazed front aspect window.



## Bedroom One

3.97m x 3.37m (13'0" x 11'0")

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



## Bedroom Two

3.80m x 3.20m (12'5" x 10'5")

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



## Bedroom Three

4.01m x 1.89m (13'1" x 6'2")

Third bedroom with laminate flooring, radiator and a double glazed front aspect window.



## Shower Room

2.14m x 1.17m (7'0" x 3'10")

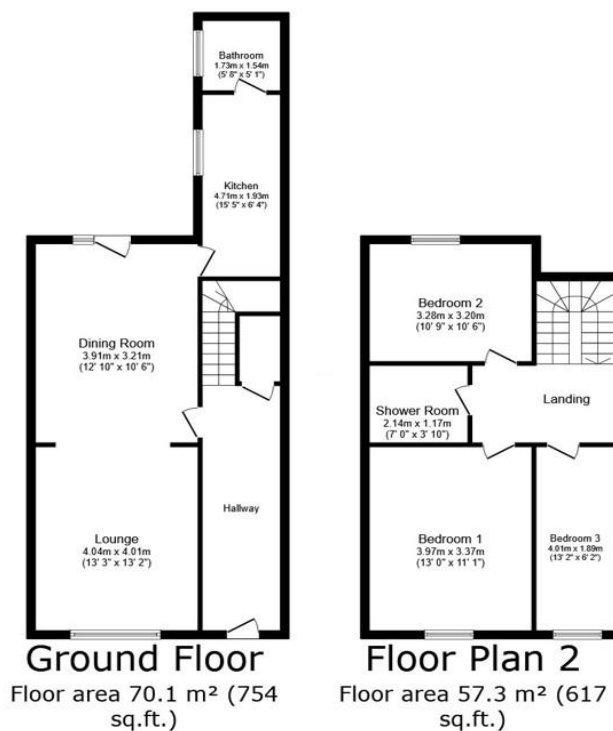
The shower room benefits from a walk-in shower, W.C and hand wash basin with vanity cupboards. Tile flooring, tiled splash back and a radiator.



## External

Externally to the rear there is a fully enclosed and private yard.





TOTAL: 127.4 m<sup>2</sup> (1,371 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) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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