



### 3 bed terraced house to buy in

Caroline Street, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 9DE

**£35,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ No Chain
- ✓ Previously Rented at 595PCM
- ✓ Three Bedrooms
- ✓ Council Tax A
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

We are delighted to offer for sale this attractive three-bedroom terraced home, ideally situated in the sought-after area of Hetton-le-Hole, Houghton Le Spring. Offered with no onward chain, the property presents an excellent opportunity for both investors and first-time buyers alike.

Previously achieving £595 PCM, this home offers strong rental potential, making it a great addition to any investment portfolio, while also serving as an ideal step onto the property ladder.

Upon entering, you are welcomed into a bright and inviting reception area, leading through to a spacious living room featuring modern neutral décor, grey carpeting, and recessed ceiling lighting—perfect for both relaxing and entertaining.

The contemporary fitted kitchen is well-appointed with sleek worktops, ample storage, and a stainless steel sink beneath a rear-facing window, allowing plenty of natural light. The space is finished with modern flooring and provides access to the rear yard.

To the first floor, the property offers three well-proportioned bedrooms, all neutrally decorated, with two positioned to the front and one to the rear. The family bathroom comprises a W/C, wash basin with storage, and a bath with shower over, complemented by a frosted rear window.

Externally, the property benefits from a low-maintenance, fully paved rear yard, enclosed by high walls for added privacy and security. A useful brick-built outbuilding provides excellent storage or workshop potential, with rear access available.

Ideally located, the property is close to a range of local amenities and benefits from excellent transport links, with easy access to Sunderland, Durham, and major routes including the A1, A690, and A19.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External



## Living Room

4.84m x 4.85m (15'10" x 15'10")



## Kitchen

5.43m x 2.59m (17'9" x 8'5")



## Bedroom 1

2.45m x 4.69m (8'0" x 15'4")



## Bedroom 2

2.55m x 3.07m (8'4" x 10'0")



## Bedroom 3

2.43m x 2.80m (7'11" x 9'2")



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## Bathroom

1.73m x 2.79m (5'8" x 9'1")

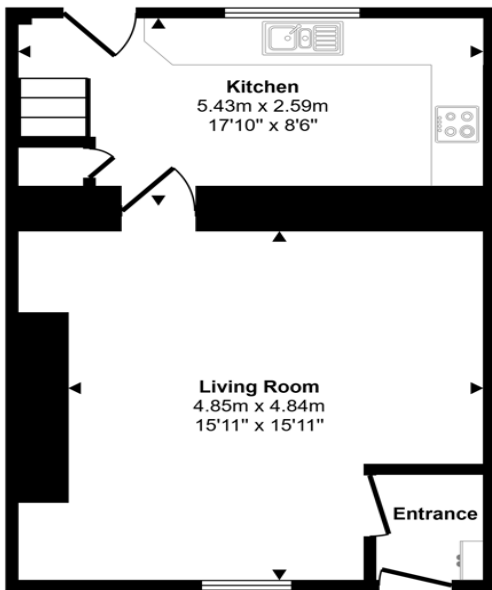


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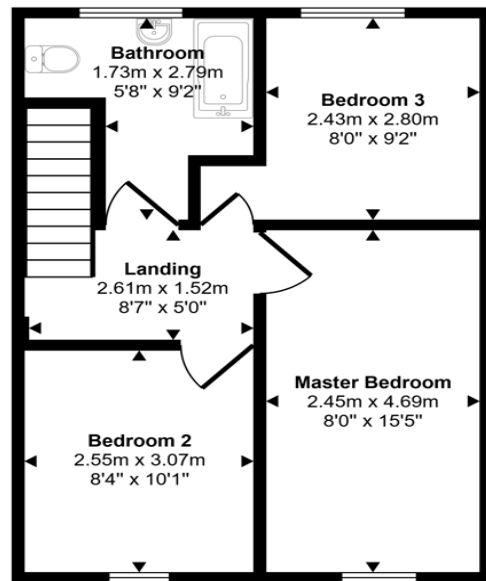
## Garden



Approx Gross Internal Area  
82 sq m / 879 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 39 sq m / 425 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(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.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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