



To buy

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

Malton Way, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BZ

# £194,950

 x3
  x2
  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached Family Home
- ✓ Three Bedrooms
- ✓ Principal Bedroom With En-suite
- ✓ Front & Rear Gardens
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*FRONT & REAR GARDEN\*\*GARAGE & DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\***

Pattinson Estate Agents are delighted to introduce to the market this impressive three bed semi-detached family home situated on the sought after estate of Malton Way, Houghton Le Spring. This modern family home is perfectly positioned within easy access of local shops and other amenities, great public transport and major road links via the A690. Ideally situated within a walking distance to an array for popular schools, and Hetton Lyons Country Park, as well as being a short driving distance to Houghton Le Spring Town Centre, Rainton Meadows Nature Reserve, Durham and Sunderland City Centres.

This immaculately presented home is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge with French doors leading to the rear garden, a modern kitchen/dining room and a ground floor W.C. To the first floor lies the principal bedrooms with an en-suite, a further two bedrooms and a three piece family bathroom. Externally to the front there is a garden laid to lawn with and driveway leading to a garage, 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: £194,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

External front door, staircase up to the first floor and fitted entrance matting.



## Lounge

5.96m x 3.00m (19'6" x 9'10")

Full length lounge with a double glazed window to the front and double glazed patio doors to the rear aspect, two radiators and carpeted flooring.



## Kitchen

5.27m x 4.81m (17'3" x 15'9")

Fitted with a range of wall and base units, complementing work surfaces and matching island/breakfast bar. Integral electric oven, gas hob and extractor, inset sink unit and plumbing for a washing machine. Two double glazed windows, double glazed patio doors, storage cupboard, radiator and laminate flooring.



## Ground Floor W.C

Fitted with a low level w/c and hand wash basin. A double glazed window to the front aspect, radiator and vinyl flooring.



## Principal Bedroom

4.26m x 4.08m (13'11" x 13'4")

The principle bedroom with an e-suite, double glazed window to the front aspect, fitted sliding wardrobes, radiator and carpeted flooring



## En-suite

Fitted with a double shower cubicle with mains fed shower, low level w/c and hand wash basin. Double glazed window, radiator and vinyl flooring.



## Bedroom Two

3.43m x 2.57m (11'3" x 8'5")

Double bedroom with a double glazed window to the front aspect, fitted sliding wardrobes, radiator and carpeted flooring.



## Bedroom Three

2.38m x 1.99m (7'9" x 6'6")

The third bedroom with a double glazed window to the rear aspect, radiator and carpeted flooring.



## Bathroom

Fitted with a panelled bath, low level w/c and hand wash basin. Half tiled walls, fitted wall mirror, Double glazed window, radiator and vinyl flooring.




## External

Externally to the front there is a garden with a driveway, which leads to the detached garage. To the rear lies private garden laid to artificial turf with decked area to the rear of the garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	83	
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Malton Way, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BZ

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

