



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

Henry Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9BH

**£159,950**

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Garage & Driveway
- ✓ Generous Rear Garden
- ✓ 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\*\*GENEROUS REAR GARDEN\*\*GARAGE & DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are happy to welcome to the market this three bedroom semi-detached family home, situated on the sought after estate of Henry Street, Hetton-Le-Hole. This spacious family home is perfectly positioned within easy access to local shops and other amenities, great public transport links and major road links via the A690. Also within walking distance to Eppleton Academy Primary School & Nursery, Hetton Lyons Country Park as well as being within a short driving distance to Rainton Meadows Nature Reserve, Sunderland and Durham City Centre's.

This impressive family residence is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, kitchen/diner and a downstairs W.C. To the first floor lies three double bedrooms and a three piece family bathroom. Externally to the front is an open lawn, driveway and garage, to the rear there is generously sized 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: £159,950

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

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

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## Lounge

4.70m x 3.06m (15'5" x 10'0")

Spacious lounge with laminate flooring, radiator and a double glazed front aspect window.



## Kitchen/Dining Room

2.77m x 4.11m (9'1" x 13'5")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Luxury vinyl tiled flooring, tile splash back, a radiator, a double glazed window and French doors leading to the rear garden.



## Ground Floor W.C

1.93m x 0.96m (6'3" x 3'1")

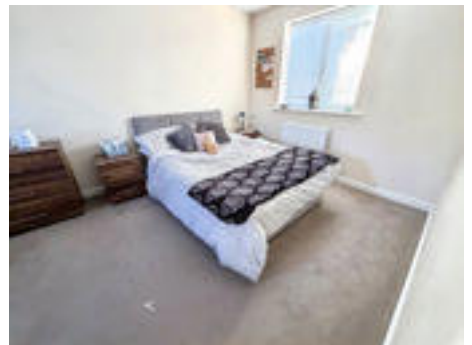
Convenient downstairs W.C with hand wash basin, luxury vinyl tiled flooring and a radiator.



## Bedroom One

5.11m x 2.81m (16'9" x 9'2")

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



## Bedroom Two

3.48m x 4.13m (11'5" x 13'6")

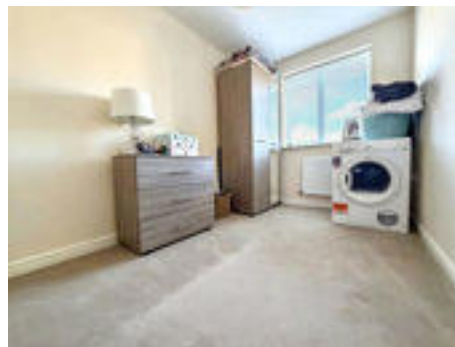
Double bedroom with carpet flooring, radiator and a double glazed front aspect window.



## Bedroom Three

3.57m x 2.09m (11'8" x 6'10")

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



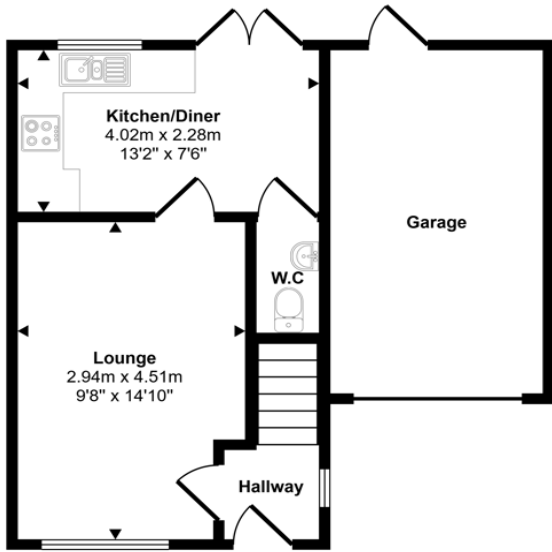
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## External

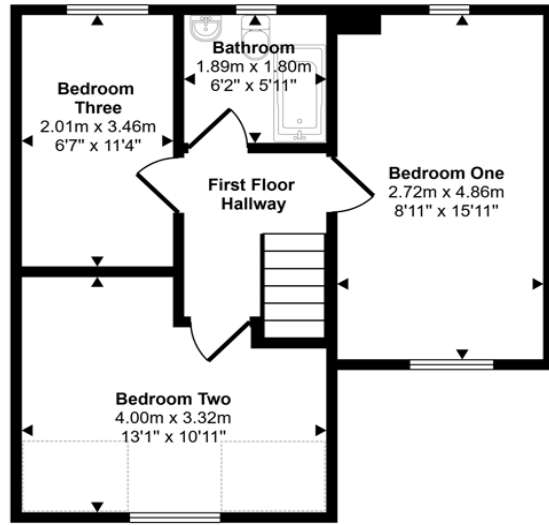
Externally to the front there is an open lawn, a driveway and garage. To the rear there is a generously sized garden laid to lawn, the rear garden also gives access to the garage via an external door.



Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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>		95
(81-91) <b>B</b>	82	
(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	

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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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