



## 2 bed terraced house to buy in

Church Road, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 9AH

# £87,500

🏠 x2 🚗 x1 🚻 x2

Tenure

**Freehold**

## Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Ground Floor W.C
- ✓ EPC Rating B

On Street parking

Chain free

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*GROUND FLOOR W.C\*\*ENCLOSED REAR YARD YARD\*\*POPULAR LOCATION\*\***

Pattison Estate Agents are delight to welcome to the market this impressive family home, which boasts tow double bedrooms and is located on the popular area of Church Road, Houghton Le Spring. Perfectly positioned close to local shops and other amenities with great public transport and major road links via the A690. Also within walking distance to Hetton Lyons Country Park and Eppleton Academy Primary School & Nursery, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This well presented home is spacious throughout and briefly consists:- Entrance/hallway , lounge, dining room, fitted kitchen, and a ground floor W.C. To the first floor lies two double bedrooms and a generous three piece bathroom. Externally to the front there is a an enclosed forecourt and a private yard to the rear.

Early viewings come highly recommended to appreciate the location and size of this property, Please contact our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £87,500

Property Type: Terraced House

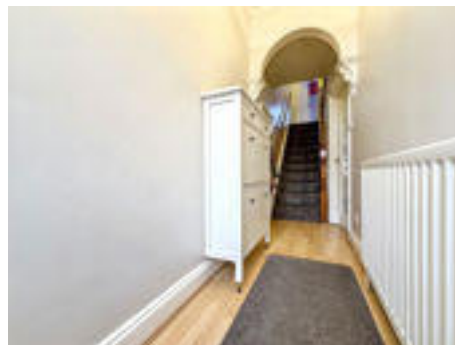
USPs: Chain free

Parking: On Street

Heating: Gas

## Entrance/Hallway

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



## Lounge

3.90m x 3.86m (12'9" x 12'7")

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



## Dining Room

3.80m x 3.68m (12'5" x 12'0")

Separate diner which has carpet flooring, a feature gas fireplace, radiator and a double glazed front aspect window.



## Kitchen

3.03m x 2.56m (9'11" x 8'4")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Laminate flooring, tiled splash back, a radiator, double glazed window and an external door leading to the rear yard.



## Ground Floor W.C

1.51m x 0.80m (4'11" x 2'7")

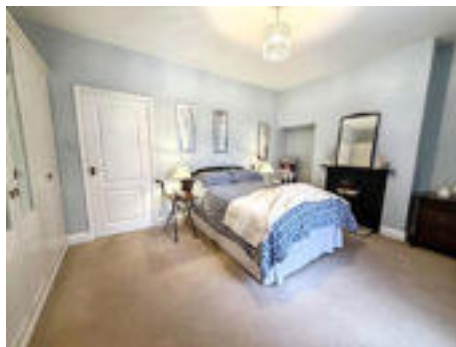
Convenient downstairs W.C with a hand wash basin, vinyl flooring and UPVC walls.



## Bedroom One

3.63m x 4.94m (11'10" x 16'2")

Double bedroom with carpet flooring, feature fireplace, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bedroom Two

3.94m x 3.05m (12'11" x 10'0")

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



## Bathroom

2.98m x 2.60m (9'9" x 8'6")

Generous three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partly tiled walls, a storage cupboard, radiator and a double glazed rear aspect window.

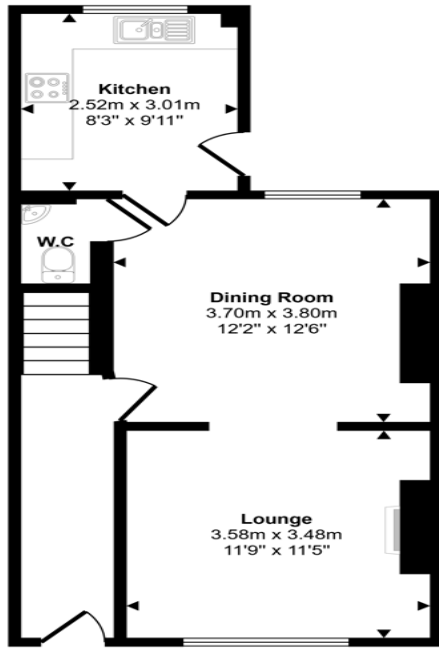


## External

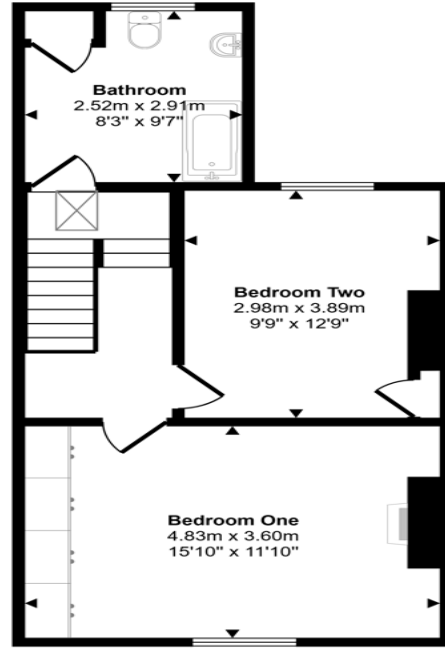
Externally to the front there is a enclosed forecourt and to the rear lies a private yard.



Approx Gross Internal Area  
88 sq m / 951 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft



First Floor  
Approx 45 sq m / 480 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>	82	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	

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