



## 2 bed terraced house to buy in

Broomhill Terrace, Hetton-le-Hole,  
Houghton Le Spring, Tyne and Wear, DH5  
9PS

# £139,950

🛏 x2 🚿 x1 🚿 x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Staircase Leading To A Loft Space
- ✓ South Facing Rear Yard
- ✓ Sought After Area

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS WITH FEATURE FIREPLACES\*\*LOFT SPACE ACCESSED VIA STAIRCASE\*\*SOUTH FACING REAR YARD\*\*POPULAR LOCATION\*\*NO ONWARD CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this well presented, spacious two bed family home, Situated on the popular Broomhill Terrace, Hetton Le Hole, Houghton Le Spring. Perfectly positioned close to local shops and other amenities, fantastic public transport and major road links via the A690 . Also within walking distance to Hetton Lyons Country Park and popular local schools, as well as being a short drive to Rainton Meadows Nature Reserve, Durham & Sunderland City Centres.

This impressive family home is spacious throughout and briefly consists:- Entrance/hallway, lounge, a separate diner, conservatory, modern kitchen and a utility/W.C area. To the first floor lies two double bedrooms and three piece family bathroom, in addition, the first floor gives access to a loft space via separate staircase. Externally there is an enclosed garden to the front and to the rear there is a private yard, which is south facing.

Early viewings come highly recommended to appreciate the size, standard and location of this family home. Please call our Houghton Branch on arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £139,950

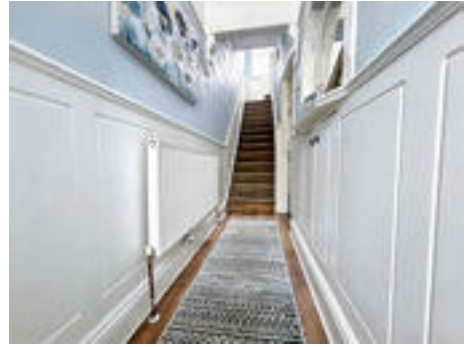
Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance which has laminate flooring and a radiator.



## Lounge

4.05m x 3.58m (13'3" x 11'8")

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



## Dining Room

4.24m x 3.69m (13'10" x 12'1")

Separate diner with carpet flooring, a storage cupboard and a radiator. The diner also gives open flow access to the conservatory.



## Conservatory

2.20m x 2.15m (7'2" x 7'0")

The conservatory has wooden flooring, a radiator and patio doors leading to the rear yard.



## Kitchen

6.36m x 1.99m (20'10" x 6'6")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting worksurfaces, an inset sink, a stainless steel sink unit, plumbing for a dishwasher and BEKO range master oven with a 7 burner gas hob. Wooden flooring, tiled splash back, a storage cupboard and three double glazed rear aspect windows.



## Utility/W.C

1.75m x 1.99m (5'8" x 6'6")

Convenient utility/W.C area with fitted wall units, worksurfaces, a radiator, plumbing for a washing machine and space for a dryer. There is also a W.C, hand wash basin, wooden flooring and a double glazed window.



## First Floor Hallway

The first floor hallway gives access to both bedroom and the family bathroom, it also gives access to a loft space via a separate staircase.

## Bedroom One

3.66m x 2.93m (12'0" x 9'7")

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



## Bedroom Two

4.45m x 2.47m (14'7" x 8'1")

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



## Bathroom

3.54m x 1.63m (11'7" x 5'4")

Three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and WC. Vinyl flooring, partly tiled walls and a heated towel rail.



## Loft Space

4.95m x 3.75m (16'2" x 12'3")

The loft space is currently used for storage and has a radiator a Velux window and a a storage cupboard.

## External

Externally to the front there is an enclosed garden and to the rear lies a South facing yard, which benefits from not being overlooked.





Broomhill Terrace, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9PS

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