



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

St. Cuthberts Close, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9ET

# £179,950

🏠 x3 🚗 x2 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms
- ✓ Stylish Kitchen/Diner
- ✓ Garage & Driveway
- ✓ EPC Rating C

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*THREE DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*GARAGE & DRIVEWAY\*\*PRIVATE, SOUTH FACING GARDEN\*\*DESIRABLE LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressive semi-detached family home, which boasts three double bedrooms and a south facing garden. Perfectly positioned in Hetton-Le-Hole, which is in 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 schools, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This well presented family residence is spacious throughout and briefly consists:- Entrance/hallway, spacious lounge, stylish kitchen/dining room, a utility area and a ground floor W.C. To first floor lies the principal bedroom with an en-suite, a further two double bedrooms and a modern three piece bathroom. Externally to the front there is an open lawn with a driveway leading to the garage, to the rear there is a South facing garden, which benefits from not being overlooked.

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: B

Tenure: Freehold

Price: £179,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.



## Lounge

4.12m x 3.75m (13'6" x 12'3")

Spacious lounge with carpet flooring, a radiator, double glazed front aspect window and internal bi-folds doors leading to the kitchen/diner. The lounge also benefits from a media wall with an integrated fireplace.



## Kitchen/Dining Room

2.79m x 5.68m (9'1" x 18'7")

Stylish open plan kitchen/diner benefiting from a range of upper, lower and full length units with contrasting worksurfaces. There is the additional bonus of integrated appliances such as:- a dishwasher, microwave, oven, a ceramic hob, full length fridge and freezer. Luxury vinyl tiled flooring, tiled splash back, a double vertical radiator, double glazed window and French doors leading to the rear garden.



## Utility

1.84m x 1.82m (6'0" x 5'11")

The utility has an integrated washing machine, fitted units, worksurfaces, luxury vinyl tiled flooring, a double vertical radiator and an external door leading to the rear garden.



## Ground Floor W.C

1.03m x 1.85m (3'4" x 6'0")

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



## Principal Bedroom

3.80m x 3.30m (12'5" x 10'9")

Double bedroom with an en-suite, fitted wardrobes, carpet flooring, a radiator and a double glazed window.



## En-suite

1.71m x 1.81m (5'7" x 5'11")

Convenient en-suite with a shower cubicle, hand wash basin and W.C. Tiled flooring, a radiator and a double glazed window.



## Bedroom Two

4.15m x 4.14m (13'7" x 13'6")

Double bedroom with fitted wardrobes, carpet flooring, a radiator and two double glazed windows.



## Bedroom Three

4.40m x 2.84m (14'5" x 9'3")

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



## Bathroom

1.72m x 2.37m (5'7" x 7'9")

Modern three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, partly tiled walls, radiator and a double glazed window.

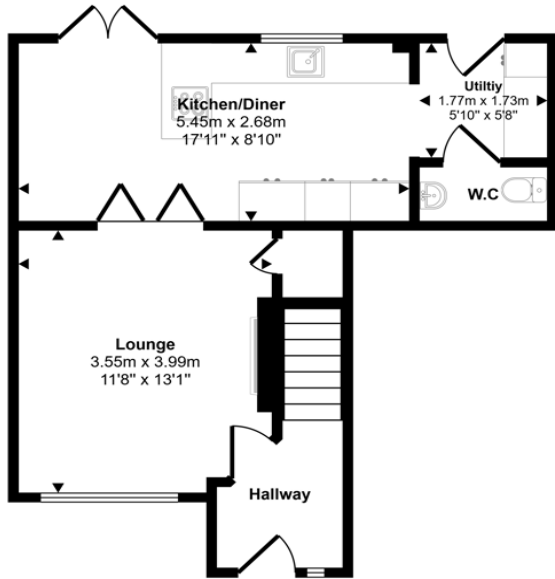


## External

Externally to the front there is an open lawn, driveway and garage, there is also gated side access to the rear garden. To there rear there is a South facing garden laid to lawn with mature shrubs and bushes, there is also a patio area adjacent to the property. In addition the rear garden benefits from not being overlooked.



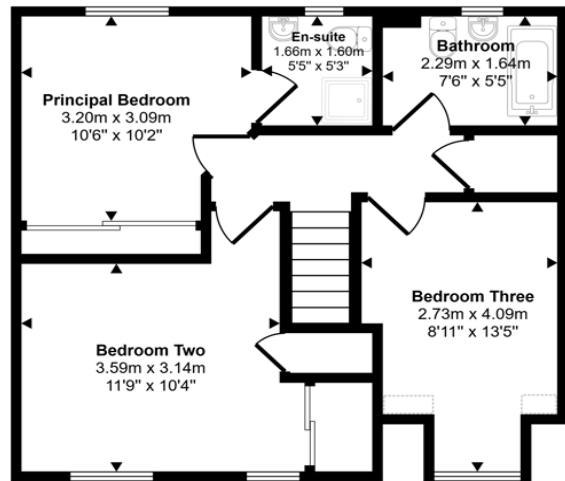
Approx Gross Internal Area  
91 sq m / 981 sq ft



Ground Floor  
Approx 41 sq m / 442 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.



First Floor  
Approx 50 sq m / 540 sq ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(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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