



### 3 bed bungalow to buy in DH5

The Bungalows, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 9QE

# £299,950

🏠 x3 🚗 x1 🚿 x1

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Semi-Detached Bungalow
- ✓ Renovated To The Highest
- ✓ Three Double Bedrooms
- ✓ Stunning Kitchen & Bathroom
- ✓ EPC Rating D

## Key Information

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

## Description

**\*\*SEMI-DETACHED BUNGALOW\*\*THREE DOUBLE BEDROOMS\*\*MODERN KITCHEN & BATHROOM\*\*DOUBLE DRIVEWAY\*\*SOUGHT AFTER LOCATION\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive semi-detached bungalow, which boasts three double bedrooms and is located on highly a desirable area of Houghton Road, Hetton Le Hole. This modernly decorated 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 Golf Course, Rainton Meadows Nature Reserve, Durham and Sunderland City Centres.

This stunning home is spacious throughout and has been renovated to the highest standard, briefly comprises:- entrance/hallway, spacious lounge/dining room with a bespoke media wall, modern kitchen, three double bedrooms and a stylish four piece bathroom. Externally to the front there is a an enclosed garden and to the rear lies a generous South/East facing garden with a multi car driveway.

Early viewings come highly recommended to appreciate this rare opportunity of this stunning family home, Please contact our Houghton branch to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £299,950

Property Type: Bungalow

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Hallway

Property entrance leading to an impressive hallway, which has ceramic tiled flooring, two column radiators and a storage cupboard.



## Lounge/Dining Room

8.77m x 3.92m (28'9" x 12'10")

Stunning lounge/diner benefiting from porcelain tiled flooring, two column radiators and a double glazed front aspect bay window. There is also the additional bonus of a beautiful media wall, which has an integrated fireplace and handcrafted Venetian plaster.



## Kitchen

4.13m x 4.11m (13'6" x 13'5")

Stylish kitchen benefiting from a range of upper and lower units with contrasting Quartz worksurface and matching up-stands. There is also the benefit of integrated appliances such as:- dishwasher, washing machine, instant boiling water tap, fridge/freezer, dual oven, a ceramic hob and a bespoke breakfast bar with further base units. Porcelain tiled flooring, a vertical column radiator, double glazed window and French doors leading to the rear garden.



## Bedroom One

4.35m x 4.51m (14'3" x 14'9")

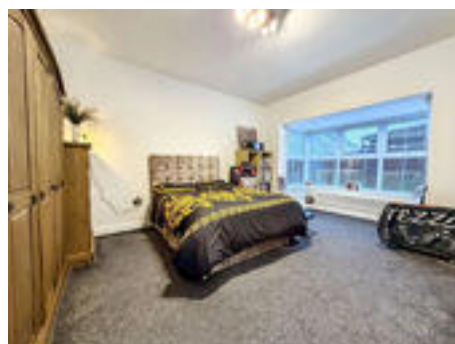
Double bedroom with carpet flooring, a column radiator and a double glazed front aspect bay window.



## Bedroom Two

4.02m x 5.61m (13'2" x 18'4")

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



## Bedroom Three

3.94m x 3.13m (12'11" x 10'3")

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



## Bathroom

2.93m x 2.36m (9'7" x 7'8")

Modern four piece bathroom benefiting from a walk-in shower, paneled bath, WC and hand wash basin with a vanity cupboard. Porcelain tiled flooring and walls, a heated towel rail and a double glazed rear aspect window.



## Front External

Externally to the front there is a garden laid to lawn with mature shrubs, there is also side access to an additional garden with a greenhouse.



## Rear External

Externally to the rear lies a private South/East facing garden laid to lawn with mature shrubs, there is also a concrete seating area and access to a brick build shed. Beyond the rear garden there is a multi car driveway.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		67	
(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	

The Bungalows, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9QE

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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.

