



## 2 bed terraced house to buy in

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

# £74,950

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Perfect First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ EPC Rating D

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*BATHROOM & SHOWER ROOM\*\*DOUBLE GARAGE \*POPULAR LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this spacious two bed family home, situated on the popular street of Houghton Road, Hetton Le Hole. 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 schools, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham City Centres.

This family residence is spacious throughout and briefly consists:- Entrance/hallway, lounge, dining room, fitted kitchen, a shower room and a three piece bathroom. To first floor lies two double bedrooms, externally to the front there is an enclosed forecourt and yard to the rear, there is an additional bonus of a double garage located opposite the rear yard.

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

Council Tax Band: A

Tenure: Freehold

Price: £74,950

Property Type: Terraced House

Parking: Double Garage

Heating: Gas

## Entrance/Hallway

The property entrance gives access to the hallway, which leads to the lounge and dining room.

---

## Lounge

4.82m x 3.80m (15'9" x 12'5")

Spacious lounge with carpet flooring, a radiator and a glazed front aspect bay window.



## Dining Room

4.39m x 4.99m (14'4" x 16'4")

Separate diner with carpet flooring, a radiator and a double glazed front aspect window.



## Kitchen

3.89m x 2.15m (12'9" x 7'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a composite sink unit, plumbing for a washing machine and an integrated oven with a gas hob. Tile flooring, tiled walls, a double glazed rear aspect window and open flow access to the rear hallway.



## Bathroom

1.74m x 2.07m (5'8" x 6'9")

Three piece bathroom benefiting from paneled bath, hand wash basin and WC. Tiled flooring, partly tiled walls, a radiator and a double glazed rear aspect window.



## Shower Room

1.79m x 1.23m (5'10" x 4'0")

Convenient shower room benefiting from shower cubicle, tile flooring, tiled walls and a radiator.

## Bedroom One

2.95m x 4.97m (9'8" x 16'3")

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



## Bedroom Two

4.31m x 4.01m (14'1" x 13'1")

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



## External

External to front there is an enclosed forecourt and a yard to the rear. In additional bonus of a double garage located opposite the rear yard.





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>		74
(55-68) <b>D</b>	59	
(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	

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

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.

