



## 2 bed semi-detached house to buy in DH6

Ullswater Terrace, South Hetton, Durham, Durham, DH6 2UH

**£80,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Four Piece Family
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

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

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*MODERN FOUR PIECE BATHROOM\*\*MULTI CAR DRIVEWAY & DETACHED GARAGE\*\*WEST FACING REAR GARDENS\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this well presented, semi detached family home, which boasts two double bedrooms and a detached garage situated on the sought after estate of Ullswater Terrace, South Hetton. Perfectly positioned within close proximity to local shops and other amenities, great transport and major road links via the A19. This family residence is with in walking distance to a popular local school and Silverdale Family Practice, as well as being a short drive to Durham Heritage Coast, Dalton Park Outlet, Sunderland & Durham City Centre's.

This impressive property is spacious throughout and briefly consists of:- entrance/hallway, spacious lounge and an open plan kitchen/dining room. To the first floor lies two double bedrooms and a modern four piece family bathroom, externally to the front there is an enclosed garden, detached garage and a gated multi car driveway, to the rear there is West facing garden.

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

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

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

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## Lounge

4.07m x 4.07m (13'4" x 13'4")

Spacious lounge with laminate flooring, a radiator, two storage cupboards and a double glazed front aspect bow window. The lounge also gives open flow access to the kitchen/diner.



## Kitchen/Dining Room

2.68m x 5.09m (8'9" x 16'8")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, tiled splash back, a radiator, double glazed rear aspect window and French doors leading to the rear garden.



## Bedroom One

4.14m x 4.13m (13'6" x 13'6")

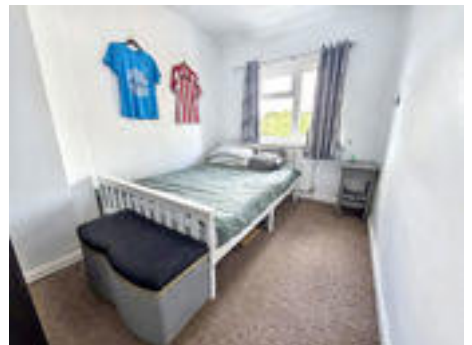
Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Two

3.77m x 2.39m (12'4" x 7'10")

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



## Bathroom

2.67m x 2.59m (8'9" x 8'5")

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

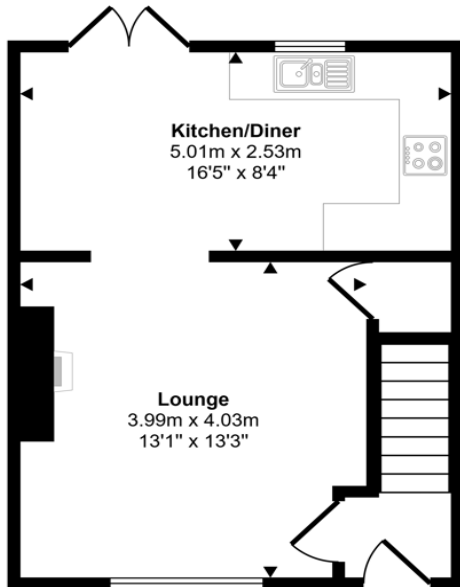


## External

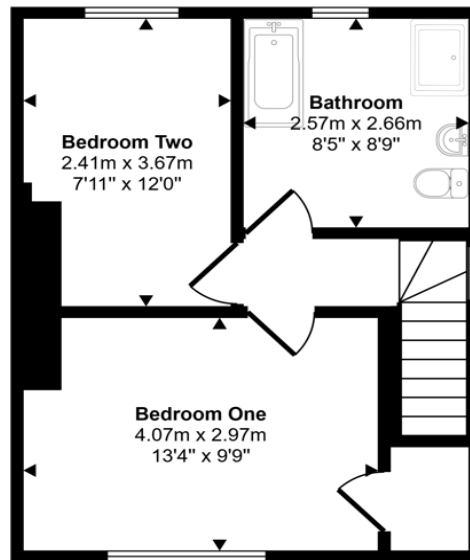
Externally to the front there is a garden, detached garage and a gated multi car driveway. To the rear there is an enclosed garden laid to block paving.



Approx Gross Internal Area  
68 sq m / 736 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 35 sq m / 374 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ullswater Terrace, South Hetton, Durham, Durham, DH6 2UH

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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