



### 3 bed terraced house to buy in

The Avenue, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9DQ

**£89,950**

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Renovated To A High Standard
- ✓ Three Bedrooms
- ✓ West Facing Rear Yard
- ✓ EPC Rating C

On Street parking

Chain free

## Key Information

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

## Description

**\*\*SPACIOUS FAMILY HOME\*\*FULLY REFURBISHED\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*WEST FACING REAR YARD\*\*NO UPPER CHAIN\*\***

Pattinson Estate Agents are pleased to welcome to the market this spacious three bed family home, which benefits from being fully renovated to a high standard and is located on the ever popular street of The Avenue, Hetton-Le-Hole. Perfectly positioned within close proximity to local shops and amenities, great 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 from Rainton Meadows Nature Reserve, Sunderland & Durham City Centre's.

This impressive family residence is well presented and is spacious throughout, briefly consisting:- Entrance/porch, lounge, dining room, modern kitchen and a stylish bathroom. To the first floor lies the main bedroom with a W.C en-suite and a further two well proportioned bedrooms. Externally to the rear there is a West facing yard.

Early Viewing comes highly recommended to appreciate the standard, size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £89,950

Property Type: Terraced House

USPs: Chain free

Parking: On Street

Heating: Gas

## Entrance/Porch

1.16m x 1.35m (3'9" x 4'5")

Property entrance leading to the porch, which gives access to the lounge area.

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## Lounge/Dining Room

8.39m x 4.46m (27'6" x 14'7")

Open plan lounge - diner with two radiators, double glazed front and back windows. The dining area also gives access to the first floor staircase and kitchen.



## Kitchen

4.03m x 2.29m (13'2" x 7'6")

Newly fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces and matching up-stands, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. A radiator, double glazed rear aspect window and an external door leading to rear yard.



## Bathroom

1.63m x 2.27m (5'4" x 7'5")

Stylish bathroom benefiting from a 'P' shape bath, with an overhead shower, WC, hand wash basin and a vanity cupboard. Luxury vinyl tiled flooring, UPVC cladded splash back, a heated towel rail and a double glazed rear aspect window.



## Principal Bedroom

4.11m x 3.41m (13'5" x 11'2")

Double bedroom with a W.C en-suite, radiator and a double glazed rear aspect window.



## W.C En-Suite

1.47m x 1.05m (4'9" x 3'5")

Convenient en-suite with a WC and hand wash basin with a vanity cupboard. Luxury vinyl tiled flooring, a heated towel rail and the additional bonus of a storage cupboard.



## Bedroom Two

4.18m x 2.13m (13'8" x 6'11")

Double bedroom with a radiator and a double glazed front aspect window.



## Bedroom Three

2.79m x 2.13m (9'1" x 6'11")

Third bedroom with a radiator and a double glazed front aspect window.

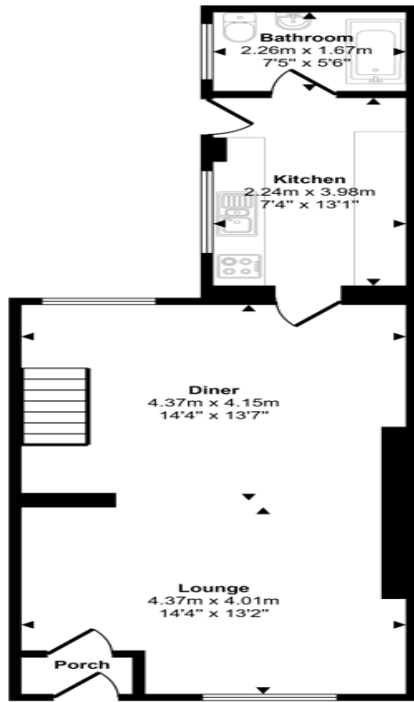


## External

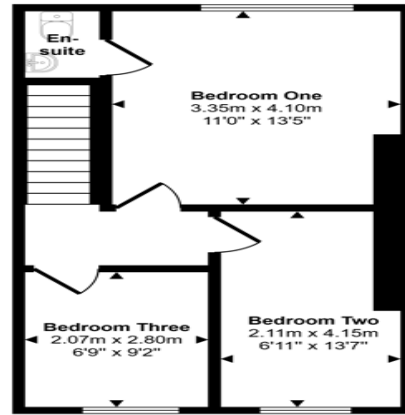
Externally to the rear there is a fully enclosed West facing yard.



Approx Gross Internal Area  
88 sq m / 943 sq ft



Ground Floor  
Approx 51 sq m / 548 sq ft



First Floor  
Approx 37 sq m / 394 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>		76	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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