



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

Alder Close, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9LG

# £239,950

🏠 x 5 🚗 x 1 🚗 x 3

Tenure

**Freehold**

## Property features

- ✓ Extended Family Home
- ✓ Semi-Detached
- ✓ Five Bedrooms
- ✓ Two Car Driveway & Garage
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

**\*\*EXTENDED FAMILY HOME\*\*SEMI-DETACHED\*\*FIVE BEDROOMS\*\*FRONT & REAR GARDENS\*\*TWO CAR DRIVEWAY & GARAGE\*\*SOUGHT AFTER CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to welcome to the market this beautifully extended semi-detached family home, offering five bedrooms and a private rear garden. Occupying a prime position within the highly sought-after cul-de-sac of Alder Close, the property is ideally located close to local shops and amenities, excellent public transport links and major road connections via the A690. It is also within walking distance of a selection of well-regarded schools and just a short drive to Hetton Lyons Country Park, Rainton Meadows Nature Reserve, as well as Sunderland and Durham City Centres.

This impressive home provides spacious and well presented accommodation throughout and briefly comprises:- Entrance porch, ground floor W.C, a contemporary fitted kitchen, a generous lounge and a dining room with open plan flow into a bright and airy sun room. To the first floor are five well proportioned bedrooms and a modern four piece family bathroom.

Externally, to the front there is a garden along with a two car driveway leading to a garage, providing ample off-street parking. To the rear, the property enjoys a private enclosed garden which benefits from not being overlooked.

Early viewing is highly recommended to fully appreciate the size, quality and desirable location of this fantastic home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £239,950

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Year built: 1974

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance/Porch

1.10m x 1.77m (3'7" x 5'9")

Property entrance leading to the porch, which has laminate flooring, a storage cupboard and a double glazed window.



## Lounge

4.26m x 3.78m (13'11" x 12'4")

Spacious lounge with laminate flooring, a feature gas fireplace, radiator and a double glazed front aspect bow window. The lounge also give open flow access to the dining room.



## Dining Room

2.63m x 4.60m (8'7" x 15'1")

The diner has laminate flooring, a large radiator and two feature stained glass windows. The diner also grants open flow entry to the kitchen and sun room.



## Kitchen

2.55m x 3.54m (8'4" x 11'7")

A stylishly appointed kitchen fitted with a range of upper, lower and full length units, complemented by contrasting granite work surfaces and matching upstands. Features include a concealed housing for a dishwasher, two pop up sockets, an undermount sink unit, and a selection of integrated appliances including a fridge/freezer, grill, dual ovens and a ceramic hob. Finished with laminate flooring and a double glazed window overlooking the rear aspect.



## Sun Room

2.30m x 5.34m (7'6" x 17'6")

A bright and airy sun room featuring laminate flooring, vertical radiator, double glazed windows, two Velux roof windows and French doors opening onto the rear garden. The space also incorporates a practical utility area, fitted with granite work surfaces and matching upstands, along with hide-a-way cupboard for a washing machine and tumble dryer.



## Ground Floor W.C

1.60m x 0.66m (5'2" x 2'1")

Convenient downstairs W.C with a hand wash basin and vinyl flooring.



## First Floor Hallway

The first floor hallway give access to each bedroom and the four piece bathroom, it also benefits from a feature vaulted ceiling with a Velux window.

## Bedroom One

3.62m x 3.40m (11'10" x 11'1")

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



## Bedroom Two

3.52m x 3.29m (11'6" x 10'9")

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



## Bedroom Three

4.12m x 2.18m (13'6" x 7'1")

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



## Bedroom Four

2.61m x 2.68m (8'6" x 8'9")

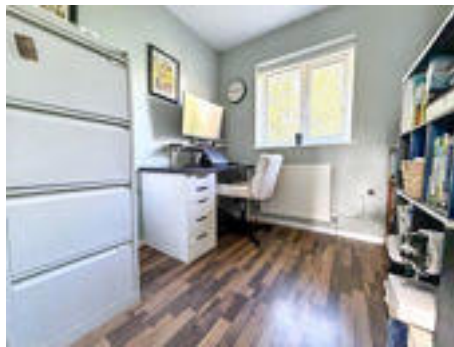
Fourth bedroom with carpet flooring, a fitted bed frame with underneath storage, an additional storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Five

2.22m x 2.19m (7'3" x 7'2")

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



## Bathroom

2.48m x 2.28m (8'1" x 7'5")

Modern four piece bathroom benefiting from a walk-in shower, hand wash basin and WC vanity unit. Vinyl flooring, UPVC cladded wall, storage cupboard a column radiator, a heated towel rail and a double glazed rear aspect window.

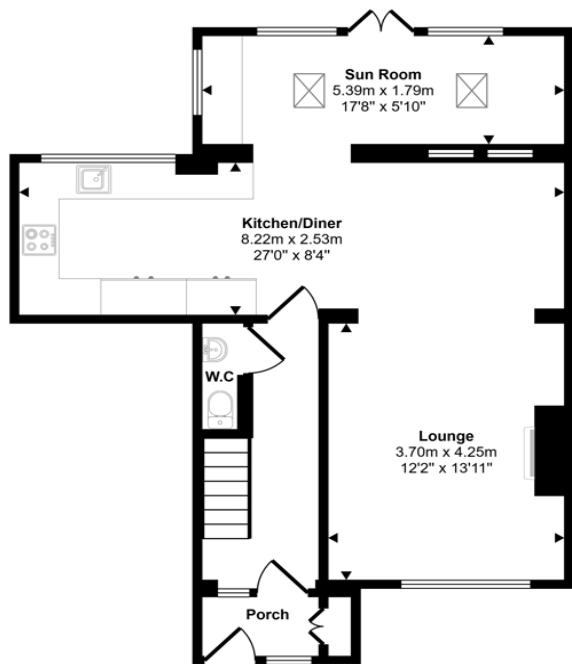


## External

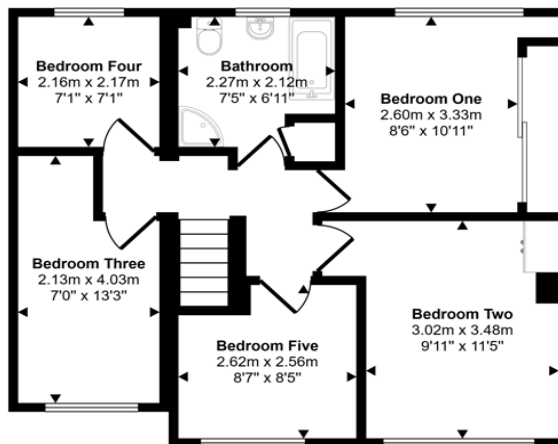
Externally to the front there is a garden laid to lawn with mature bushes, a gated two car driveway and garage. To the rear lies a private garden laid to lawn and mature shrubs with a patio section, the rear garden also benefits from not being over looked and backs on to a wooded area.



Approx Gross Internal Area  
114 sq m / 1227 sq ft



Ground Floor  
Approx 59 sq m / 638 sq ft



First Floor  
Approx 55 sq m / 589 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(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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Contact your local branch today for more information on this property:

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