



3 Bedrooms

This beautifully presented 3-bedroom semi-detached home offers the perfect blend of style, space, and comfort ideal for families looking for their forever home in a prime location.

Step inside to a bright and spacious reception area, leading through to a stunning open-plan kitchen diner perfect for entertaining and family gatherings which opens into a lovely rear conservatory overlooking the large

Mill Terrace

Hetton le Hole, DH5

Offers in the region

£210,000

EPC Rating: To be



Reception:

11'9" x 27'2" (3.58m x 8.28m)

Carpeted Flooring, Log Burner, UPVC Window, UPVC French Doors, Radiator

Kitchen / Diner:

14'1" x 18'7" (4.3m x 5.66m)

Laminate Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Oven and Gas Hob with Extractor Fan, Radiator

Conservatory:

9' x 15'7" (2.74m x 4.75m)

Tiled Flooring, Warm Roof with 2no Velux Windows, Radiator

W/C:

2'8" x 5' (0.81m x 1.52m)

Carpeted Flooring, UPVC Window, Washbasin, W/C, Radiator

Utility Room:

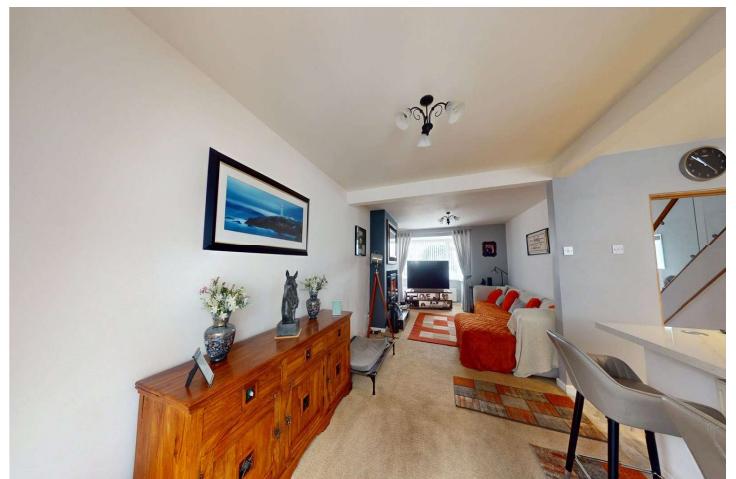
8'11" x 10'7" (2.72m x 3.23m)

Laminate Flooring, UPVC Window, Radiator

Bedroom 1:

10'7" x 12'10" (3.23m x 3.9m)

Carpeted Flooring, UPVC Window, Radiator



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bedroom 2:

2.93 x 3.28

Carpeted Flooring, UPVC Window, Radiator

Bedroom 3:

9'7" x 7'8" (2.92m x 2.34m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

1.79 x 2.63

Vinyl Flooring, UPVC Window, Washbasin with Mixer Tap, W/C, Panelled Bath with Overhead Shower, Part Tiled Walls, Radiator

Parking: Driveway for 3 / 4 Cars

EPC: TBC

Council Tax Band: B, Sunderland

Tenure: Freehold

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

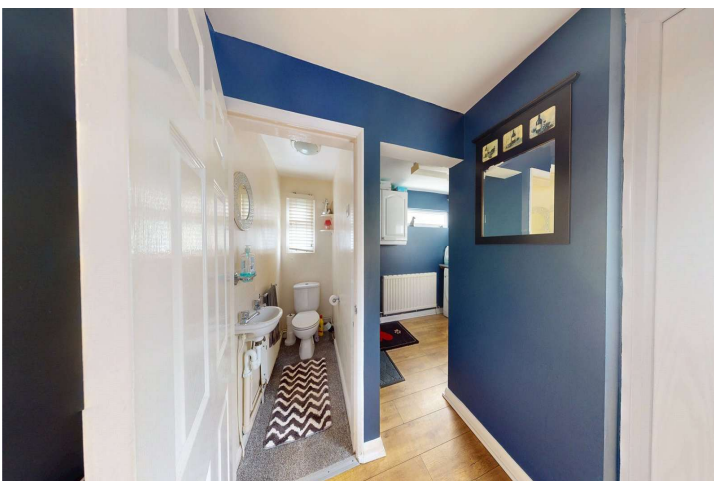
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

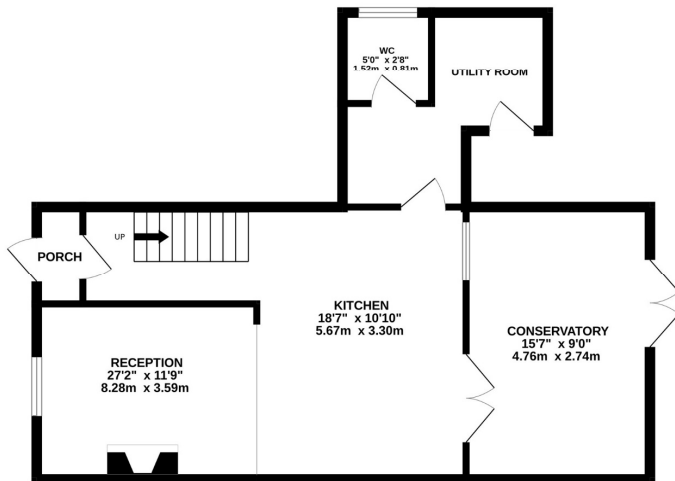
WATER METER- Yes

PARKING ARRANGEMENTS: Driveway

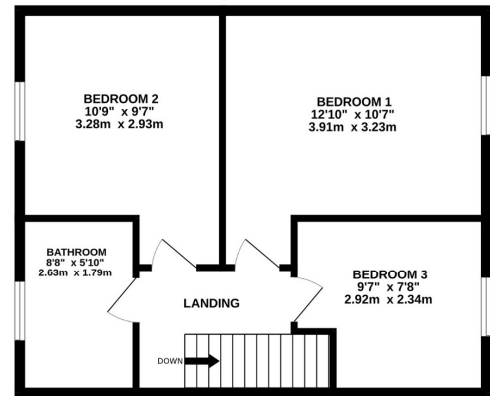
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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