



2 Bedrooms

Nestled in a popular and established location in Hetton, this beautifully presented two-bedroom terraced home offers a fantastic blend of modern living and character, making it ideal for first-time buyers, investors, or those looking to downsize.

The property has been thoughtfully updated and benefits from good-sized rooms throughout, providing both comfort and practicality. The heart of the home is the beautifully appointed kitchen perfect for everyday use. A stylish modern bathroom complements the internal accommodation, adding a contemporary feel.

Upstairs, the two well-proportioned bedrooms offer flexible and comfortable accommodation, both full of natural light and space.

Externally, the home features a yard to the rear, offering a private outdoor space, along with street parking to the front for convenience.

Situated close to local amenities, transport links, and schools, this property is well positioned for everyday living and offers fantastic value in the current market.

Early viewing is highly recommended to fully appreciate the quality and space on offer.

Offers in the region

## Elizabeth Street

Hetton, DH5

**£80,000**

EPC Rating: D



**Reception / Dining Room:**

**15'3" x 25'3" (4.65m x 7.7m)**

Laminate Flooring, 2no UPVC Windows, Feature Fire with Surround, Radiators

**Kitchen:**

**7'5" x 10'1" (2.26m x 3.07m)**

Vinyl Flooring, UPVC Window, UPVC Door, Wall and Base Units, Sink with Mixer Tap, Electric Oven and Hob with Extractor Fan, Radiator

**Bedroom 1:**

**10'9" x 14'1" (3.28m x 4.3m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom 2:**

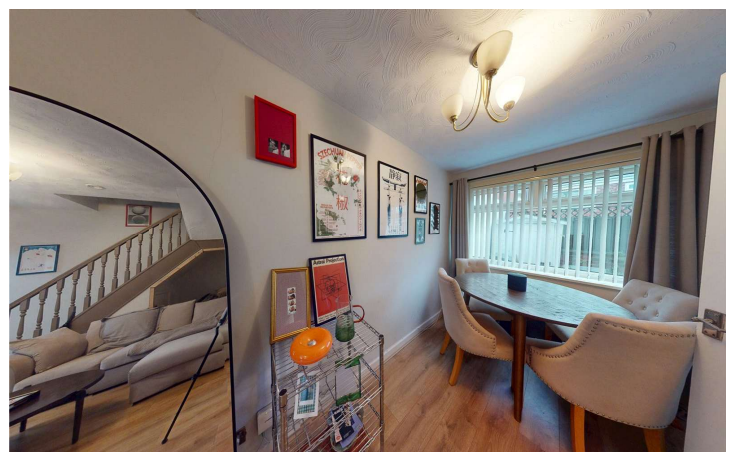
**6'9" x 10'8" (2.06m x 3.25m)**

Carpeted Flooring, UPVC Window, Radiator

**Bathroom:**

**7'5" x 10' (2.26m x 3.05m)**

Vinyl Flooring, UPVC Window, Washbasin with Mixer Tap and built in storage, W/C, Panelled Bath with Overhead Shower, Glass Shower Screen, Towel Radiator



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)



**Tenure: Freehold**

**EPC: D**

**Council Tax Band: A, Sunderland**

**Parking: Street Parking**

**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. of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Viewing Arrangements:**

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



**Viewing** - By appointment through Hegarty's



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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