



2 Bedrooms

A fantastic opportunity to purchase this stylish, modern two-bedroom semi-detached home in a highly sought-after location in Hetton Le Hole. Perfect for first-time buyers, small families, or professionals this property is ready to move into and has been beautifully maintained throughout.

The home features two good-sized bedrooms and a family bathroom upstairs, while downstairs offers an open-plan lounge and kitchen creating a contemporary living space. A convenient W/C, private rear garden and garage provide practicality and versatility. Ideally located close to well-regarded schools, shops and local amenities this property combines comfort, style and convenience.

This is a true must-see to fully appreciate the quality, space and location on offer. Early viewing is highly recommended.

Kestrel Close

Hetton Le Hole, DH5

Offers in the region

£102,499

EPC Rating: F



Reception / Kitchen:

12'7" x 24'8" (3.84m x 7.52m)

Reception: Laminate Flooring, UPVC French Doors, Radiator

Kitchen: Laminate Flooring, UPVC Window, Wall & Base Units, Stainless Steel Sink & Drainer with Mixer Tap, Electric Oven, Gas Hob with Extractor Fan,

W/C:

3'1" x 5'1" (0.94m x 1.55m)

Laminate Flooring, UPVC Window, W/C

Master Bedroom:

9'9" x 12'9" (2.97m x 3.89m)

Carpeted Flooring, UPVC Window, Radiator

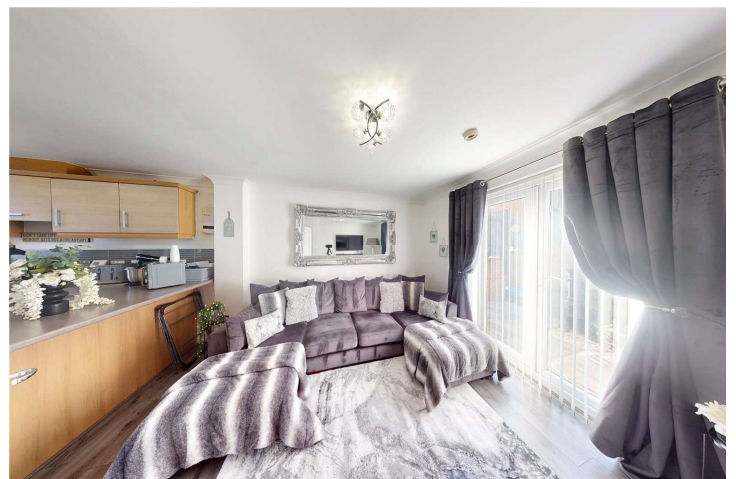
Bedroom 2:

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'6" x 6'11" (1.68m x 2.1m)

Laminate Flooring, UPVC Window, W/C, Panelled Bath, Washbasin with Mixer Tap, Radiator



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



EPC: TBC

Council Tax Band: B, Sunderland

Parking: Garage

Tenure: Freehold

Disclaimer:

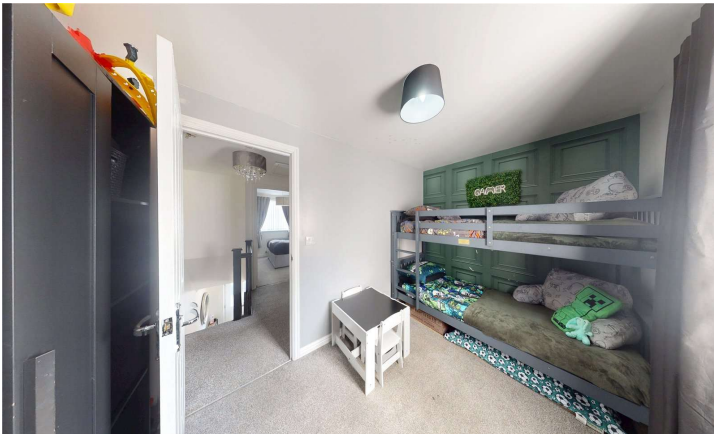
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 0191 5124940.

hours are:

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



Tenure - Freehold

Viewing - By appointment through Hegarty's



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract