



2 Bedrooms

This well-presented two-bedroom semi-detached home is ideally situated within a popular residential area of Hetton Le Hole and is ideal for first-time buyers looking for a modern, ready-to-move-into property.

The home is light throughout, offering bright and welcoming living spaces including a spacious reception area and a modern fitted kitchen designed for both style and practicality. A convenient ground floor W/C further enhances the functionality of the property.

To the first floor, there are two good-sized bedrooms both offering comfortable and well-proportioned accommodation along with a contemporary family bathroom finished with modern fittings.

Externally, the property benefits from a driveway providing off-street parking as well as a pleasant rear garden complete with a patio area perfect for relaxing or entertaining.

Located close to local amenities, schools and transport links this property offers both comfort and convenience in a sought-after location.

Early viewing is highly recommended to fully appreciate this bright and modern home, ideal for first-time buyers.

Offers in the region

**£135,000**

EPC Rating: B

## Green Lane

Hetton Le Hole, Sunderland, DH5



**Reception:**

**10' x 15'2" (3.05m x 4.62m)**

Carpeted Flooring, UPVC Window, Radiator

**Kitchen:**

**8'6" x 13'6" (2.6m x 4.11m)**

Laminate Flooring, UPVC Window, Wall and Base Units, UPVC French Doors, Stainless Steel Sink with Mixer Tap, Electric Oven, Gas Hob with Extractor, Radiator



**W/C:**

**3'3" x 5'5" (1m x 1.65m)**

Laminate Flooring, W/C, Washbasin with Mixer Tap

**Master Bedroom:**

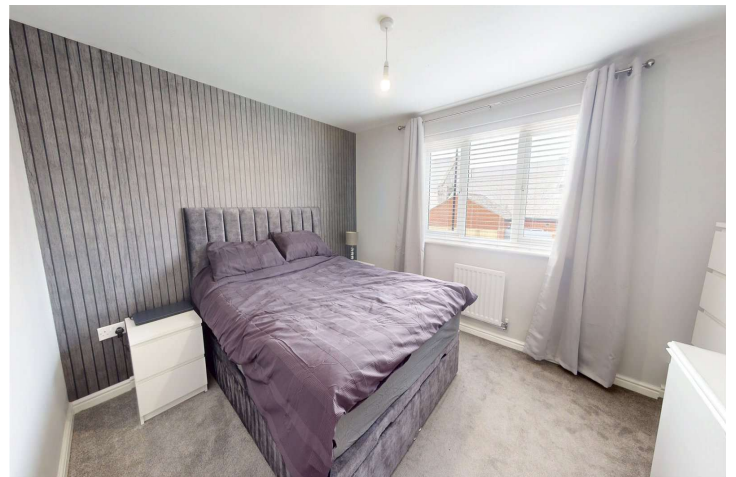
**7'3" x 13'2" (2.2m x 4.01m)**

Carpeted Flooring, UPVC Window, Radiator

**Bedroom 2:**

**7'3" x 13'2" (2.2m x 4.01m)**

Carpeted Flooring, UPVC Window, Radiator

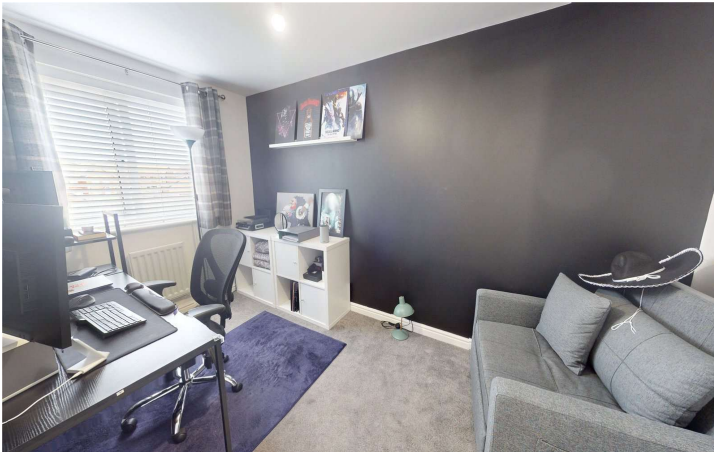


**Bathroom:**

**6'1" x 7'5" (1.85m x 2.26m)**

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

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



**EPC: B**

**Council Tax Band: B, Sunderland**

**Parking: Driveway**

**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 01915124940.

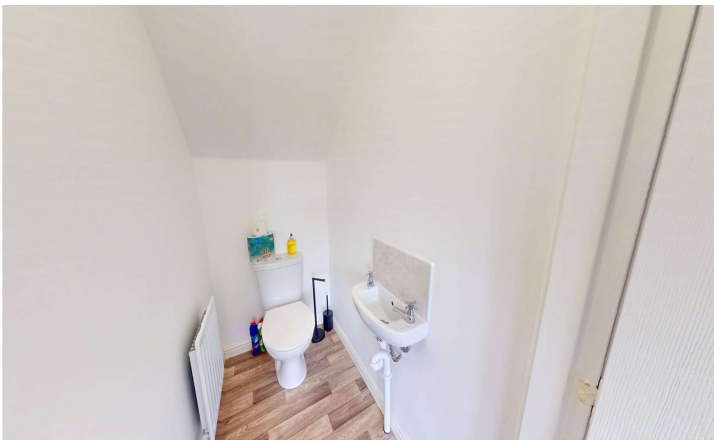
hours are:

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



**Tenure** - Freehold

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





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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