



3 Bedrooms

This spacious three-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a property with generous living space and fantastic potential. Ideally suited to first-time buyers, downsizers or investor, this home is set within a convenient location close to local amenities and transport links.

The property features a large driveway and garage along with a conservatory

Bedford Street

Hetton Le Hole, DH5

Offers in the region

£145,000

EPC Rating: To be



Reception:

12'6" x 13'5" (3.8m x 4.1m)

Laminate Floorimng, UPVC French Doors, Gas Fire with Surround, Radiator

Kitchen:

12'11" x 14'7" (3.94m x 4.45m)

Vinyl Floorinmg, 2no UPVc Windows, Wall & Base Units, Sink with Mixer Tap, Tiled Spashbacks, Gas Oven & Hob with extractor, Radiator

Bedroom One:

10'8" x 10' (3.25m x 3.05m)

Laminate Flooring, UPVC French Doors leading into Conservatory, Storage Cupboard, Radiator

Bedroom Two:

12'11" x 9'1" (3.94m x 2.77m)

Carpeted Flooring, UPVC Window, Radiator

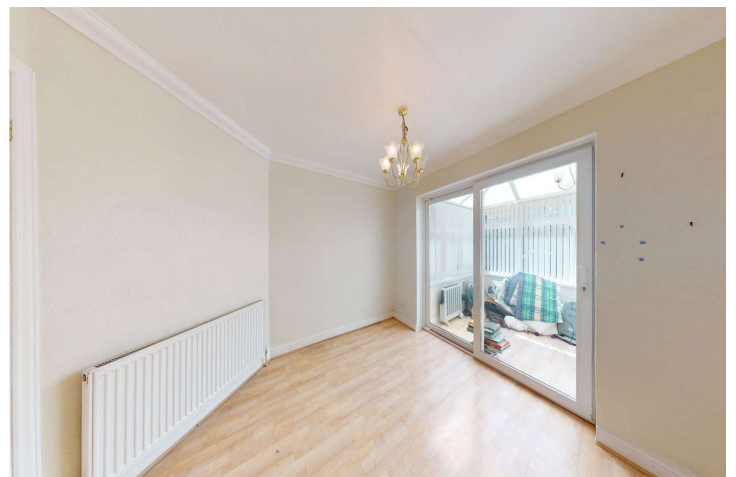
Bedroom Three:

7'7" x 9'8" (2.3m x 2.95m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

7' x 8'10" (2.13m x 2.7m)



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



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

EPC: TBC

Council Tax Band: A. Sunderland

Parking: Large Driveway & Garage

Tenure: Freehold

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

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here>

https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA:

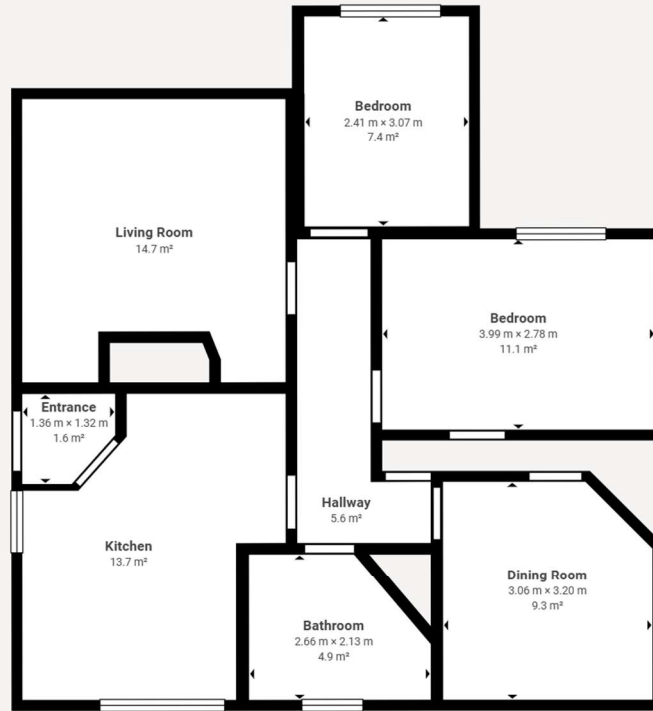
We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point 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.

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





 Matterport Property Report:

17 Bedford Street

Gross Floor Area - Full Property 82.5 m² | Floor 1 82.5 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



For additional information and full photo gallery please visit

www.hegartysestateagents.co.uk

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

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