



3 Bedrooms

This beautifully presented three-bedroom semi-detached home is situated within a fantastic and highly sought-after location in Hetton Le Hole offering spacious family accommodation finished to a lovely standard throughout. With gardens to both the front and rear this impressive property is ideal for first-time buyers and families alike.

Internally, the home is filled with natural light and boasts two bright and spacious reception rooms creating the perfect setting for both relaxing and entertaining. The lovely, fitted kitchen offers ample storage and workspace while a large outhouse provides excellent additional storage along with the convenience of a downstairs W/C.

To the first floor are three good-sized bedrooms all bright and airy with plenty of natural light alongside a well-presented family bathroom and W/C.

Externally, the property enjoys gardens to both the front and rear offering fantastic outdoor space for families and those who enjoy spending time outside.

Ideally positioned close to local amenities, schools, shops and transport links this truly is a home that must be viewed to fully appreciate the space, presentation and location on offer.

Offers in the region

Dene Avenue

Hetton Le Hole, DH5

£120,000

EPC Rating: TBC



Reception:

12'5" x 13'1" (3.78m x 4m)

Carpeted Flooring, UPVC Window, Gas Fire with Surround, Radiator

Dining Room:

9'7" x 11'5" (2.92m x 3.48m)

Laminate Flooring, UPVC Window, Radiator

Kitchen:

9'8" x 11'4" (2.95m x 3.45m)

Vinyl Flooring, UPVC Window, Wall and Base Units, Stainless Steel Sink with Mixer Tap and Drainer, Radiator



W/C:

2'7" x 5'6" (0.79m x 1.68m)

Tiled Flooring, UPVC Window, W/C

Master Bedroom:

10'11" x 12'5" (3.33m x 3.78m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Two:

9'10" x 11'4" (3m x 3.45m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

8'5" x 9'2" (2.57m x 2.8m)

Carpeted Flooring, UPVC Window, Radiator



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



Bathroom:

5'2" x 5'6" (1.57m x 1.68m)

Tiled Flooring, Tiled Walls, UPVC Window, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Radiator

EPC: TBC

Council Tax Band: A, Sunderland

Tenure: Freehold

Parking: Street



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.

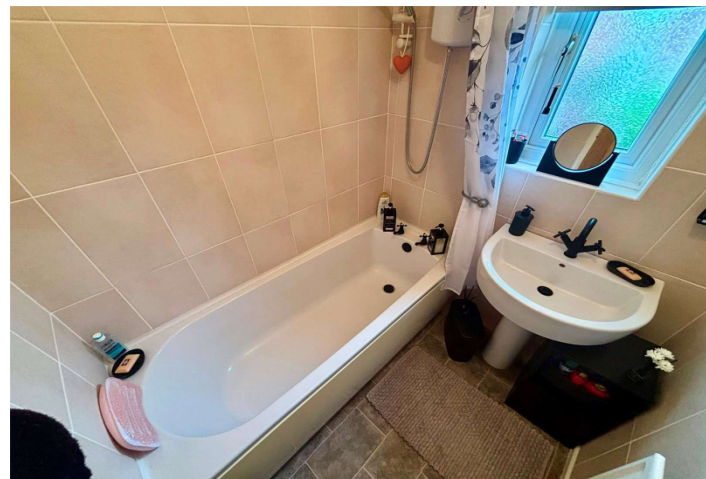


Viewing Arrangements:

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.





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