



2 Bedrooms

Situated in the popular village of South Hetton this two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers and investors alike.

The property boasts well-proportioned accommodation throughout. Outside, the home benefits from both front and rear gardens perfect for enjoying the warmer months or creating your own outdoor retreat. On-street parking is available to the front of the property for added convenience. Conveniently located close to local shops, schools and everyday amenities, the property also offers excellent transport links to Houghton le Spring, Durham, Sunderland and the A19 making it ideal for commuters.

Offering fantastic potential and situated in a well-established residential area, this property is one not to be missed.

Asking Price:

£75,000

EPC Rating: To be

Quin Square

South Hetton, Durham, DH6



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: Street Parking

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



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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 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

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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