Hegartys
SALES & LETTINGS



4 Bedrooms

Absolutely stunning and not to be missed! This beautifully presented four-bedroom detached home offers bright, modern and airy accommodation throughout making it an ideal choice for families looking for a home that is ready to move straight into.

Set within a desirable position in Hetton-le-Hole, the property benefits from a private driveway, garage and a fantastic-sized rear garden complete with decking and patio areas providing plenty of space for outdoor entertaining, children to play and relaxing during the warmer months.

Internally, the property offers a large reception room perfect for family living, alongside an impressive kitchen/diner providing an excellent social and dining space. A convenient downstairs WC completes the ground floor.

To the first floor are four good-sized bedrooms including a generous master bedroom with en-suite together with a modern family bathroom.

The property has been maintained to an immaculate standard throughout, with a stylish presentation, generous room sizes and an abundance of natural light.

Homes of this quality and presentation are sure to attract strong interest and we expect this property won't be on the market for long. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Appletreewick Close

Hetton Le Hole, DH5

Offers in the region

£290,000

EPC Rating: B

0191 512 4940 | sales@hegartysea.co.uk | **www.hegartysestateagents.co.uk**
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception:
9'11" x 20'1" (3.02m x 6.12m)
Carpeted Flooring, 2no UPVC Windows, Radiator

Kitchen / Diner:
9'9" x 19'3" (2.97m x 5.87m)
Tiled Flooring, 2no UPVC Windows, Wall and Base Units, Sink with Drainer and Mixer Tap, Gas Oven and Hob with Extractor, Integrated Fridge Freezer and Dishwasher, Radiator

Utility Room:
Tiled Flooring, UPVC Door, Wall and Base Units, Integrated Washing Machine, Radiator

W/C:
3'3" x 5'2" (1m x 1.57m)
Tiled Flooring, W/C, Washbasin with Mixer Tap, Radiator

Master Bedroom:
9'11" x 14'6" (3.02m x 4.42m)
Carpeted Flooring, UPVC Window, Radiator

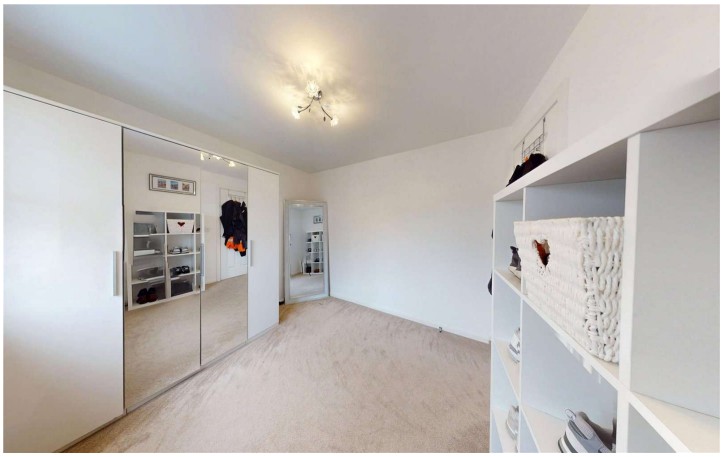
En-Suite:
5'7" x 7'6" (1.7m x 2.29m)
Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Shower Cubicle with Thermostatic Shower, Radiator





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









Bedroom Two:
9'11" x 10'3" (3.02m x 3.12m)
Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:
9'4" x 11' (2.84m x 3.35m)
Carpeted Flooring, UPVC Window, Radiator

Bedroom Four:
6'9" x 9'10" (2.06m x 3m)
Carpeted Flooring, UPVC Window, Radiator

Bathroom:
6'6" x 6'10" (1.98m x 2.08m)
Vinyl Flooring, UPVC Window, Panelled Bath, W/C, Washbasin with Mixer Tap, Radiator

Parking: Driveway & Garage

EPC: B

Council Tax Band: C, Sunderland

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.







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