Hegartys
SALES & LETTINGS



3 Bedrooms

We are delighted to welcome to the market this well-presented three-bedroom detached family home ideally situated within the popular and sought-after Perkins Close estate in Hetton-le-Hole.
Offering spacious and well-appointed accommodation this beautiful property is ideally positionedclose to shops and excellent public transport links.
Internally, the property comprises of an entrance hallway, spacious lounge, modern kitchen/dining room and downstairs WC. To the first floor are three

Perkins Close

Hetton Le Hole, DH5

Asking Price:

£160,000

EPC Rating: To be

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Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL

Reception:
14'8" x 14'8" (4.47m x 4.47m)

Diner / Kitchen:
10'2" x 14'8" (3.1m x 4.47m)

WC:
5'2" x 2'9" (1.57m x 0.84m)

Master Bedroom:
13'2" x 8'3" (4.01m x 2.51m)

Bedroom Two:
11'5" x 8'3" (3.48m x 2.51m)

Bedroom Three:
7'11" x 6'2" (2.41m x 1.88m)

Bathroom:
6'5" x 6'1" (1.96m x 1.85m)

EPC: TBC

Council Tax Band C, Sunderland

Parking: 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 & Garage
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=a964e139620515893161872 6fe30f982&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 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

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