Hegartys
SALES & LETTINGS



3 Bedrooms

A Stunning three bedroom three-storey semi detached home. Beautifully presented inside and out this impressive three-bedroom, three-storey semi-detached home offers stylish, modern accommodation arranged over three floors together with a private two-car driveway.
Bright, airy and exceptionally well presented throughout this is a fantastic home for families, couples or anyone looking for spacious accommodation with a versatile three-storey layout.
The ground floor provides a welcoming reception room, perfect for relaxing and entertaining.
To the rear is a superb modern kitchen/diner offering an excellent space for both everyday family life and entertaining.
The ground floor is completed by a convenient WC.
The first floor offers two well-proportioned bedrooms together with a modern family bathroom.
The accommodation is bright and well laid out providing excellent flexibility for family members, guests or a home office if required.
The entire second floor is dedicated to the impressive master bedroom creating a wonderful private retreat.
The master bedroom benefits from its own en-suite shower room providing an excellent level of privacy and convenience.
To the front, the property benefits from a private two-car driveway providing valuable off-road parking and to the rear is an impressive landscaped garden.
The property is beautifully presented externally as well as internally, creating an excellent first impression.
Perfectly positioned close to everything you need early viewing is highly recommended to fully appreciate what this wonderful home has to offer.

Larkspur Road
Hetton Le Hole, DH5

Offers in the region
£175,000
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



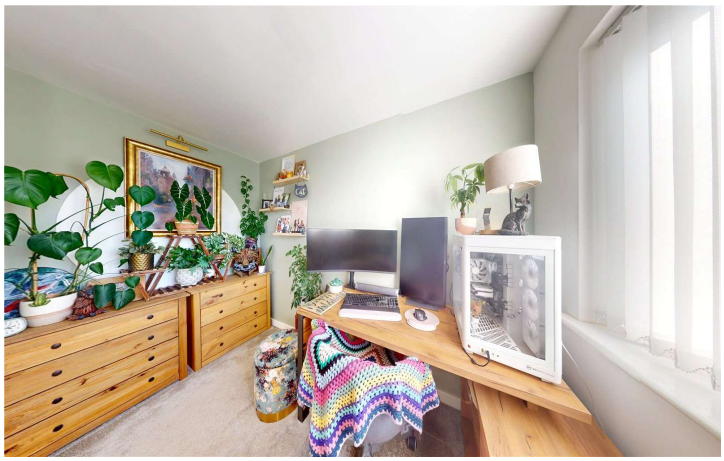
Reception:
11'9" x 15' (3.58m x 4.57m)
Laminate Flooring, UPVC Window, Radiator

Kitchen / Diner:
9'8" x 11'8" (2.95m x 3.56m)
Laminate Flooring, UPVC Window, UPVC Patio Doors, Wall and Base Units, Sink with Drainer and Mixer Tap, Gas Oven and Hob with Extractor, Radiator



W/C:
3'8" x 4'4" (1.12m x 1.32m)
Tiled Flooring, W/C, Washbasin with Mixer Tap, Radiator

Master Bedroom:
8'7" x 16'10" (2.62m x 5.13m)
Carpeted Flooring, Skylight, Radiator

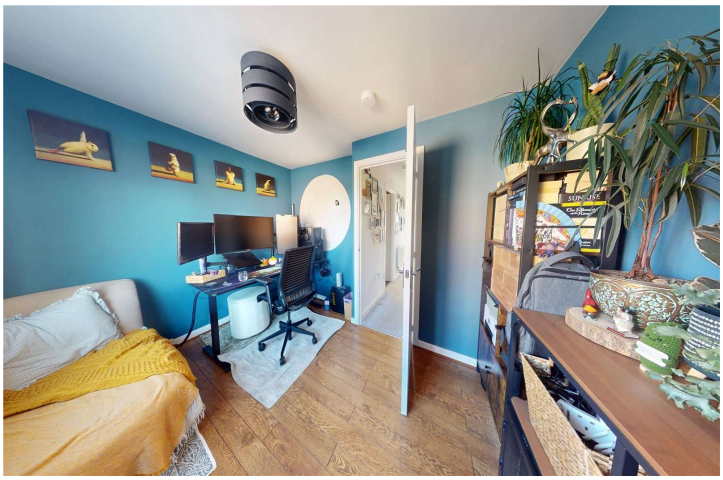


En-Suite:
6'9" x 11'4" (2.06m x 3.45m)
Tiled Flooring, Skylight, W/C, Washbasin with Mixer Tap, Shower Cubicle, Radiator

Bedroom Two:
7'9" x 11'9" (2.36m x 3.58m)
Laminate Flooring, UPVC Window, Radiator

Bedroom Three:
10'9" x 12'4" (3.28m x 3.76m)
Carpeted Flooring, 2no UPVC Windows, Radiator

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



Bathroom:
5'7" x 7'11" (1.7m x 2.41m)
Tiled Flooring, Part Tiled Walls, W/C, Panelled Bath, Washbasin with Mixer Tap, Radiator

EPC: B

Council Tax Band:

Parking: Driveway for 2 Cars

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.





For additional information and full photo gallery please visit

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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