Hegartys
SALES & LETTINGS



3 Bedrooms

Calling all first time buyers...

This charming three-bedroom terraced house offers a delightful blend of character and comfort, creating a truly homely atmosphere. Perfectly suited for families or professionals seeking a welcoming living space, the property benefits from well-proportioned rooms filled with natural light. The inviting living area provides an ideal setting for relaxation and entertaining guests, while the kitchen offers ample space for culinary pursuits. Upstairs, three comfortable bedrooms ensure restful nights and versatility for various needs, whether as bedrooms, a home office, or guest rooms. The property also features a well-maintained garden, providing a peaceful outdoor retreat for gardening enthusiasts or alfresco dining during warmer months.
Situated in a sought-after location, this home enjoys easy access to local amenities, schools, and transport links, making daily life convenient and enjoyable. With its combination of charm, practicality, and outdoor space, this terraced house presents an excellent opportunity to acquire a welcoming family home in a desirable area. Early viewing is highly recommended to fully appreciate all that this property has to offer.

# Jane Street

## Hetton le Hole, Tyne and Wear, DH5

Asking Price:

**£90,000**

EPC Rating: C

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



**EPC: C**

**Council Tax Band: A**

**Tenure: Freehold**

**Parking: On Street**

**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=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



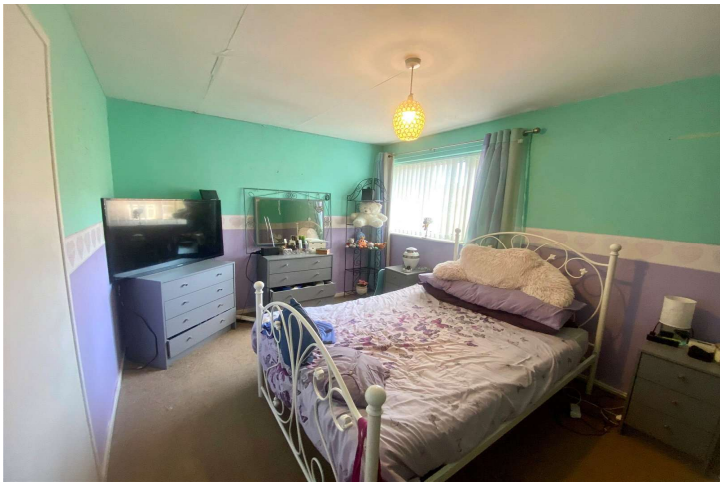


For additional information and full photo gallery please visit **www.hegartysestateagents.co.uk**









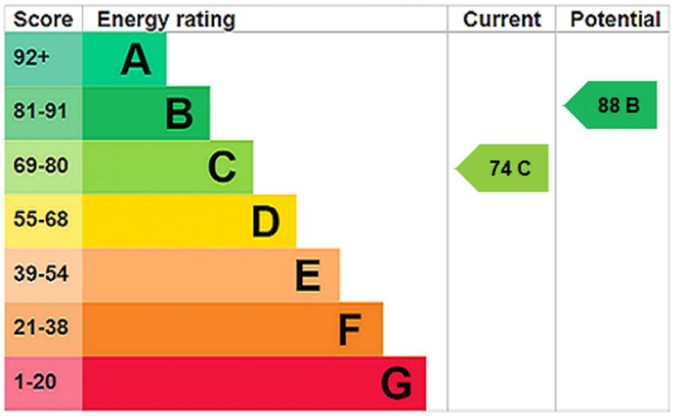
ELECTRIC CAR CHARGER- No
MOBILE PHONE SIGNAL: No known issues at the property
NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.
The information 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 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




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