Hegartys
SALES & LETTINGS



2 Bedrooms

A fantastic property with generous living space, a large rear garden and ample parking!
Situated in a convenient location close to local amenities and everyday essentials this well-proportioned terraced home offers bright and spacious accommodation throughout making it an excellent choice for first-time buyers, couples or growing families.
The property features two good-sized bedrooms alongside an additional versatile room currently used by the owner as a third bedroom. This room could also lend itself to use as a home office, study or hobby room, offering flexibility to suit a variety of needs.
Further benefits include a generously sized utility room, providing valuable additional storage and practical space for everyday living.
Externally, the property boasts a great-sized rear garden ideal for relaxing, entertaining and enjoying the warmer months together with ample parking to the front for added convenience.
Conveniently positioned close to local amenities and everyday essentials this property offers space, versatility and excellent potential for a range of buyers.
A must-see property! Early viewing is highly recommended to fully appreciate the space and features on offer.

Quin Square

South Hetton, DH6

Offers in the region

£95,000

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 17'9" (3.58m x 5.4m)
Laminate Flooring, UPVC Window, radiator



Kitchen:
11'1" x 17'9" (3.38m x 5.4m)
Laminate Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Sink with Drainer and Mixer Tap, Electric Oven and Hob with Extractor, Radiator

Utility Room:
7'2" x 10'6" (2.18m x 3.2m)
Carpeted Flooring, UPVC Window, UPVC Door, Wall and Base Units



Master Bedroom:
11'2" x 12'6" (3.4m x 3.8m)
Laminate Flooring, UPVC Window, Radiator

Bedroom Two:
8'11" x 10' (2.72m x 3.05m)
Laminate Flooring, UPVC Window, Radiator

Additional Room:
8' x 8'6" (2.44m x 2.6m)
Laminate Flooring, UPVC Window, Radiator

Bathroom:
3' x 6'8" (0.91m x 2.03m) Vinyl Flooring, UPVC Window, WC, Washbasin with Mixer Tap, Panelled Bath with Overhead Shower, Radiator

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









EPC: TBC

Council Tax Band: A, Durham

Tenure: Freehold

Parking: Resident and Visitor Parking

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