



ELEGANCE THROUGHOUT...

Welcome to this charming semi-detached house boasting three bedrooms, located in a sought-after neighbourhood. This property exudes a homely atmosphere with luxurious touches throughout, offering a modern living experience. The house features a well-maintained garden, perfect for outdoor relaxation and entertaining. Benefit from the convenience of off-street parking and a garage for secure vehicle storage. The spacious interior is thoughtfully designed, with a bright and airy feel in every room. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a sociable space for family gatherings and hosting guests. Upstairs, the bedrooms provide comfortable retreats, while the contemporary bathroom adds a touch of elegance. Don't miss out on this fantastic opportunity to make this property your new home. Contact us today to arrange a viewing.

## Blossom Street

Hetton Le Hole, Tyne & Wear, DH5

Asking Price:

**£165,000**

EPC Rating: B





## GROUND FLOOR

### Reception Room:

**10'10" x 13'7" (3.3m x 4.14m)**

Radiator, French Double UPVC Doors, UPVC Window.

### Kitchen/Diner:

**10'3" x 16'4" (3.12m x 4.98m)**

Stainless Steel Sink with Mixer Tap, Extractor Fan, Electric Hob & Oven. UPVC Window x 2, Radiator.



## FIRST FLOOR

### Bedroom 1:

**13'7" x 8'3" (4.14m x 2.51m)**

UPVC Window x 2, Radiator

### Bedroom 2:

**7'2" x 12'6" (2.18m x 3.8m)**

UPVC Window, Radiator

### Bedroom 3:

**9' x 6'1" (2.74m x 1.85m)**

UPVC Window, Radiator

### WC:



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)



Wash Basin, Extractor Fan, Toilet

**Bathroom:**

**7'2" x 6' (2.18m x 1.83m)**

Bath, Overhead Shower, Glass Shower Screen, Toilet, Wash Basin, UPVC Window, Radiator.

**EPC:B**

**Council Tax Band: B**

**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-N/A**

**PARKING ARRANGEMENTS:** Garage, Driveway

**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

**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.

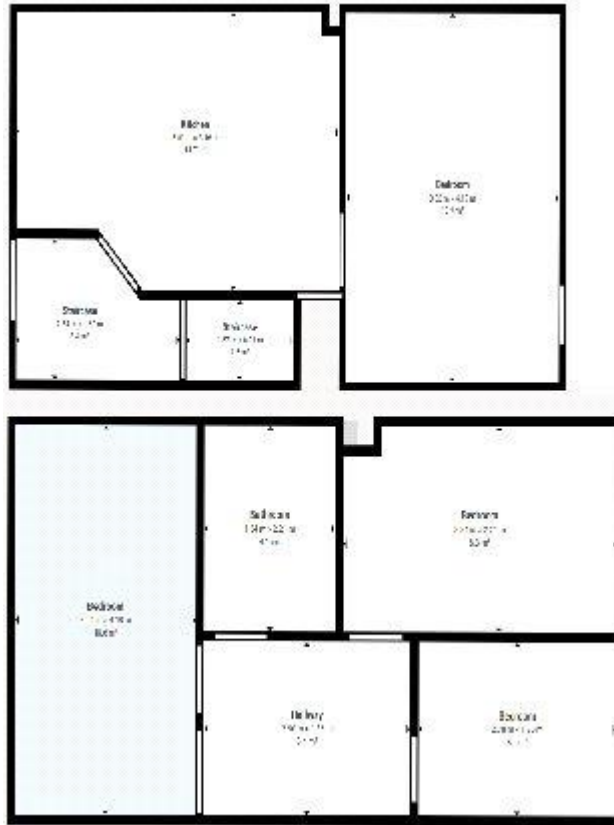


**Disclaimer:**

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.

**Tenure** - Freehold

**Viewing** - By appointment through Vendor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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