



2 Bedrooms

PERFECT FIRST BUY...

Charming and modern end-of-terrace house located in a peaceful village setting in Sunderland.

This delightful property boasts two bedrooms and is beautifully presented, offering a clean and contemporary living space that is well-maintained throughout.

The house features a lovely garden, perfect for relaxing or entertaining, as well as convenient off-street parking for residents.

The interiors are thoughtfully designed with a focus on modern living, providing a comfortable and stylish environment for the new owners to enjoy.

With its desirable location, this property offers a tranquil retreat while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to make this wonderful house your new home.

Contact us today to arrange a viewing.

Asking Price:

£110,000

EPC Rating: B

Henry Street

Hetton Le Hole, Sunderland, DH5



Reception Room:

10' x 14'8" (3.05m x 4.47m)

Radiator, UPVC Window

Kitchen:

8'6" x 13'6" (2.6m x 4.11m)

Comprising of a range of wall and base units, stainless steel sink unit, gas hob, electric oven, extractor, tiled splashback, laminate flooring, cupboard housing boiler, double glazed window, radiator and French doors leading to rear garden.

Bedroom 1:

13'6" x 10'2" (4.11m x 3.1m)

Radiator, UPVC Window

Bedroom 2:

7'4" x 12'11" (2.24m x 3.94m)

Radiator, UPVC Window

Bathroom:

7'5" x 5'11" (2.26m x 1.8m)

UPVC Window, Wash Basin with Mixer Tap, Bat with Overhead Shower, Radiator, Toilet.

Exterior:

Externally the property comprises of a driveway to the front. To the rear there is a lovely size garden laid with artificial grass with shed and patio area. Ideal for relaxation or entertaining guests.



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



Council Tax Band::
B, Sunderland Council

EPC::
B

Parking::
Double Driveway

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-

WATER METER- Yes

PARKING ARRANGEMENTS: 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:

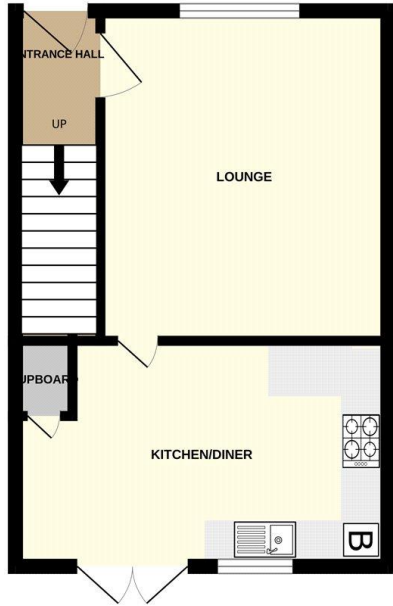
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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

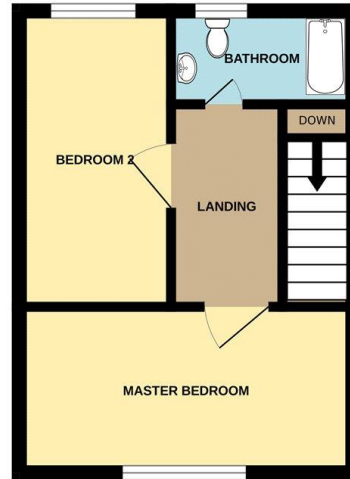
Viewing - By appointment through Vendor



GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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