



3 Bedrooms

SOPHISTICATED THROUGHOUT...

Stunning Semi-Detached House in a desirable location. This modern property boasts luxurious finishes and a bright, airy feel throughout. The ground floor comprises a spacious living room, a sleek kitchen with integrated appliances, and a dining area with access to the garden. Upstairs, you will find three generously sized bedrooms, including a master bedroom with an en-suite bathroom. The property also benefits from a family bathroom, resident parking, and a garage. The beautifully landscaped garden is perfect for outdoor entertaining or relaxing in the sunshine. Situated in a sought-after area, this home is close to local amenities, schools, and transport links, making it an ideal choice for families or professionals. Don't miss out on the opportunity to make this stunning property your new home. Contact us today to arrange a viewing.

Stenson Close

Hetton Le Hole, DH5

Asking Price:

£195,000

EPC Rating: B



GROUND FLOOR

Entrance Hall:

Having access to downstairs wc, storage cupboard and staircase to first floor. Comprises of herringbone laminate flooring and radiator.

Downstairs WC:

With low level wc, wash hand basin, herringbone laminate flooring and radiator.

Lounge:

16' x 10'2" (4.88m x 3.1m)

Having herringbone laminate flooring, double glazed window and radiator.

Kitchen/Diner:

This spacious open plan kitchen diner comprises of herringbone laminate flooring, a beautiful range of wall and base units, stainless steel sink unit with drainer, electric oven and hob, extractor, combi boiler, plumbing for washing machine, integrated fridge freezer, integrated dish washer, radiator and double glazed French doors leading to the rear garden.

FIRST FLOOR

Landing:

With loft access, two storage cupboards and access to all rooms.

Master Bedroom:

11'3" x 10'4" (3.43m x 3.15m)

Having carpeted flooring, double glazed window and radiator.



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**Ensuite Bathroom:**

Featuring shower cubicle with mains fed shower, wash hand basin, low level wc, partially tiled walls, ceramic tiled flooring, heated towel radiator and extractor.

Bedroom 2:

10'8" x 8'9" (3.25m x 2.67m)

Having carpeted flooring, double glazed window and radiator.

Bedroom 3:

8'2" x 7'4" (2.5m x 2.24m)

Having carpeted flooring, double glazed window and radiator.

Family bathroom:

Luxurious white suite with chrome effect fittings comprising: Panel bath, low level wc, pedestal wash hand basin, inset spotlighting, chrome heated towel rail, extractor, fully tiled walls, ceramic tiled floor, UPVC double glazed window.

**Exterior:**

Externally to the front of the property there is a low maintenance garden laid to lawn. To the rear, there is also a south facing garden laid to lawn with patio area. Detached garage, driveway and on street parking.

EPC: B**Council Tax Band: B****Tenure: Freehold****NB:**

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.

**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

WATER METRE-No

PARKING ARRANGEMENTS: On street parking, 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.

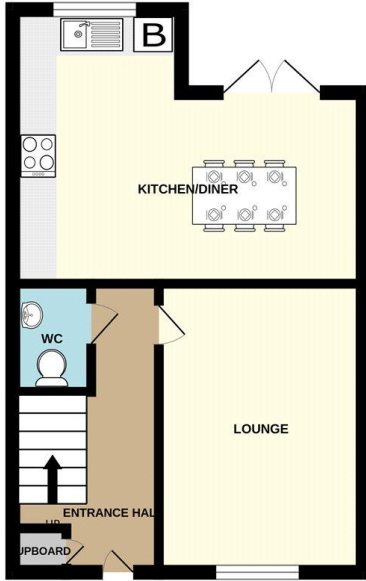
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



Tenure - Freehold

Viewing - By appointment through vendor

GROUND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 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	84	
(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	

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