

**STUART
EDWARDS**



Houghton Road

Hetton Le Hole, Houghton Le Spring DH5 9PQ

- NEWLY REFURBISHED MID TERRACED HOUSE
 - LOUNGE WITH STYLISH MEDIA WALL
 - NEWLY INSTALLED BATHROOM SUITE
 - DOUBLE GARAGE
 - NEW FLOOR COVERINGS
- READY TO MOVE INTO CONDITION
- CONTEMPORARY KITCHEN/DINER
 - REAR YARD & GARDEN
- NEW ANTHRACITE GREY UPVC DOUBLE GLAZING
- WALKING DISTANCE TO HETTON PARK

£750 Per Month

Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

Fully renovated mid terraced house within walking distance of Hetton Park. Beautifully presented to the highest of standards, available immediately. Accessed via a newly installed composite entrance door to the lounge with media wall and inset feature fire. Porcelain tiled flooring leads to the extensively fitted contemporary kitchen and dining area. An open staircase from the lounge leads to the first floor landing, 2 newly carpeted double bedrooms and newly installed bathroom suite with shower. Externally there's a large yard area with gated access and double garage with large garden situated over the lane to the rear. Benefiting from gas central heating, cavity wall insulation and newly fitted anthracite UPVC double glazing throughout. Houghton Road is well situated and within walking distance of a wide range of local amenities in both Hetton-le-Hole and Houghton-le-Spring. The A690 lies a short distance away providing good links to both the A1 and A19 for easy commuting throughout the region. Early reservation is strongly recommended to avoid disappointed.

ENTRANCE DOOR

New composite entrance door.

LOUNGE

16'2" x 16'0"
Media wall with spot lighting and inset feature fire, porcelain tiled floor, two radiators and open staircase to the first floor.

KITCHEN

15'7" x 8'2"
Modern range of high gloss handleless wall and floor units with laminate worktops and inset stainless steel single drainer sink unit with mixer tap. Integrated gas oven and hob with stainless steel extractor hood. Plumbed for automatic washing machine, porcelain tiled flooring, spot lighting, smoke detector and feature tiled splashbacks. Opening onto the dining room.

DINING AREA

12'2" x 8'0"
Double radiator, laminate flooring and UPVC double glazed rear entrance door.

LANDING

With access to boarded out loft space providing additional storage space.

BEDROOM 1

16'2" x 12'7"
Newly carpeted, double radiator and coved ceiling.

BEDROOM 2

6'2"11" x 8'3"
Newly carpeted and two radiators.

BATHROOM

Newly fitted contemporary suite comprising, low level wc, wash hand basin, bath with mains fed shower over and glass screen, black fittings with matching heated towel rail, stylish illuminated mirror and fully tiled walls and flooring.

DOUBLE DETACHED GARAGE

Currently rented for £30 PA

REAR GARDEN

Situated over the lane to the rear of the property. Its is currently included in the £30PA rent for the garage.

REAR YARD

Large rear yard with double gates and walled boundaries.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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