



**12 Stephenson Close**

Hetton-le-Hole

Houghton Le Spring

DH5 9HS

Asking Price Of **£75,000**

**Freehold**

Two Bedrooms

Mid Terraced House

Gas Central Heating & Double Glazing

Gardens Front and Rear

Vacant Possession

Viewing Recommended





## PUBLIC NOTICE

We are acting in the sale of 12 Stephenson Close, Hetton Le Hole DH5 9HS and have received an offer of £79,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

## ENTRANCE HALL

Entrance door, stairs to first floor landing.

## LOUNGE

18' 4" x 13' 6" (5.59m x 4.14m) Laminate flooring, radiator, bay window with fitted blinds, coving to ceiling, gas coal effect fire with feature surround.



## KITCHEN DINER

18' 4" x 8' 9" (5.59m x 2.69m) Fitted with a range of base and wall units with contrasting work surfaces incorporating a stainless steel electric oven and gas hob with overhead extractor hood and tiled splash back, sink unit with drainer and mixer tap, radiator, breakfast bar, cupboard, coving to ceiling, plumbing for washing machine, doors to conservatory.



## CONSERVATORY

French doors to the rear.

## BEDROOM ONE

14' 11" x 9' 1" (4.57m x 2.79m) Double glazed window, fitted wardrobes, radiator, shower cubical.



## BEDROOM TWO

8' 9" x 10' 7" (2.69m x 3.23m) Double glazed window built in storage cupboard, radiator

## BATHROOM

White suite with chrome effect fittings comprising: Low level w.c, pedestal wash basin, panel bath, part tiled, two double glazed windows, radiator.

## EXTERNALLY

There are low maintenance paved and gravelled gardens to the front and rear of the property.



**Local Authority  
Council Tax Band  
EPC Rating**

Sunderland City Council

D



**Houghton le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

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