



**STUART
EDWARDS**

Edward Street

, Hetton-Le-Hole DH5 9EL

- INVESTMENT OPPORTUNITY
 - MID TERRACED HOUSE
 - LOUNGE
- GROUND FLOOR BATHROOM
- GAS CH & UPVC DOUBLE GLAZING
- AFFORDABLY PRICED
 - 2 BEDROOMS
 - KIITCHEN
 - REAR YARD

Offers In The Region Of £69,950

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Affordably priced mid terraced house, an ideal investment opportunity, available with no onward chain.

The internal living accommodation comprises, UPVC double glazed entrance porch, lounge with open staircase, fitted kitchen and ground floor bathroom. To the first floor, landing and 2 bedrooms. Externally there is on street parking, pedestrian access to the front and yard area to the rear.

With gas central heating and UPVC double glazing throughout.

Situated near 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.

Viewings are recommended.

UPVC DOUBLE GLAZED ENTRANCE PORCH

With UPVC double glazed entrance door.

LOUNGE

15'0 x 16'10

Double radiator, meter cupboard, stairs to the first floor landing and UPVC rear entrance door.

KITCHEN

9'9 x 8'1

Range of wall and floor units with laminate worktops and inset stainless steel sink unit. all mounted centra heating boiler and plumbed for automatic washing machine.

GROUND FLOOR BATHROOM

Close coupled wc, wash hand basin, panel bath and radiator.

FIRST FLOOR LANDING

BEDROOM 1

14'4 x 7'6

Radiator.

BEDROOM 2

14'0 x 7'6

Radiator.

REAR YARD

EPC

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2801-3042-9201-9144-1204>

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

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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.