



Crampbark Road, Hetton-Le-Hole, DH5 9FS
3 Bed - House - Terraced
£164,950

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Crampbark Road Hetton-Le-Hole, DH5 9FS

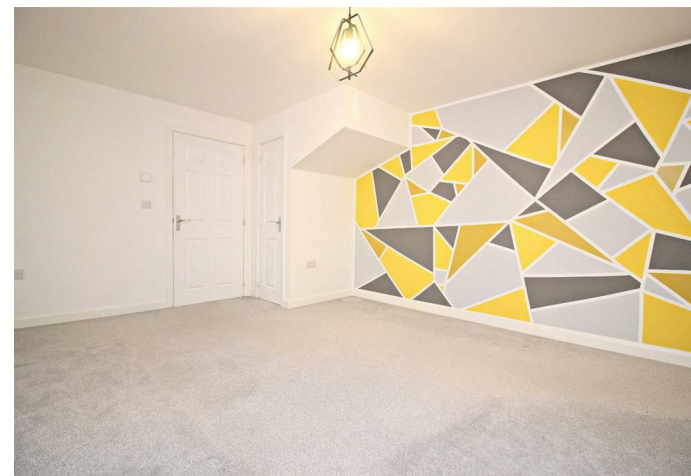
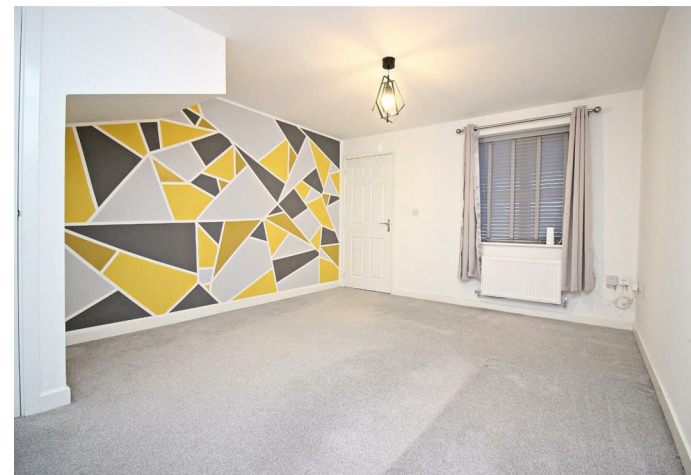
Offered to the market with NO CHAIN is this beautifully designed three-storey home offering a perfect balance of style, comfort, and practicality. With three generously sized bedrooms and modern living spaces, this home is ideal for families or those looking for extra room to grow.

On the ground floor, you'll find a bright and airy open-plan kitchen/diner, fitted with modern amenities and featuring elegant French doors that lead directly into the garden, creating the perfect space for indoor-outdoor living. Adjacent to the kitchen is a well-proportioned front aspect living room, perfect for relaxation or entertaining guests. For added convenience, there is a downstairs cloakroom and handy storage under the stairs.

The first floor houses two spacious bedrooms. Bedroom 2 is a generously sized double room, while Bedroom 3 can be easily adapted into a home office or study. Both rooms share access to a modern family bathroom, and additional storage space is also available on this level.

The top floor is dedicated to the impressive first bedroom, offering ample space and a private en suite bathroom. This retreat-like space is ideal for unwinding after a long day, providing both comfort and privacy.

Additional features include two well-located storage cupboards, off-road private parking, and an enclosed porch, making this property as practical as it is stylish.











GROUND FLOOR

Entrance Lobby

Living Room

11'10" x 14'9" (3.62 x 4.5)

Inner Lobby

Downstairs WC

Kitchen / Dining Room

11'10" x 8'10" (3.62 x 2.71)

FIRST FLOOR

Landing

Bedroom 2

11'10" x 10'5" (3.62 x 3.19)

Bathroom

Bedroom 3

11'10" x 8'10" (3.62 x 2.71)

SECOND FLOOR

Landing

Bedroom 1

8'5" x 16'7" (2.59 x 5.06)

En-Suite

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Ultrafast 500 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

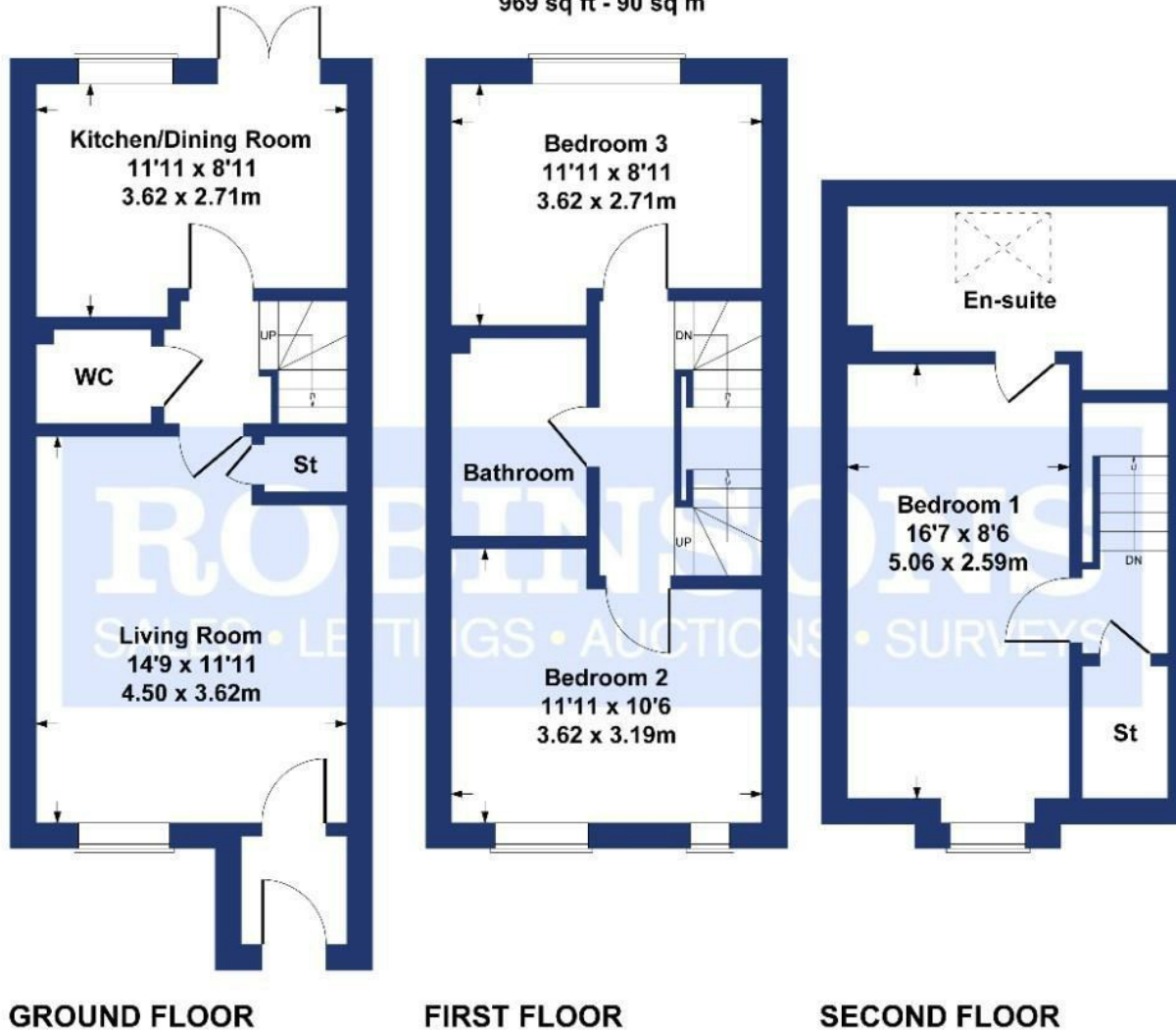
Council Tax: Durham County Council, Band B - Approx. £1,553 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Crampbark Road

Approximate Gross Internal Area
969 sq ft - 90 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(82 plus) A		85	
(61-81) B			
(49-60) C			
(35-48) D			
(22-34) E			
(9-21) F			
(1-8) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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