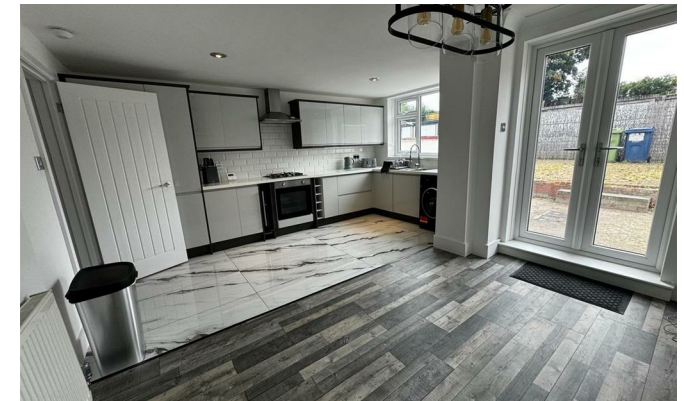


**STUART  
EDWARDS**



## Houghton Road

Hetton Le Hole, Houghton Le Spring DH5 9PQ

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

**Asking Price £110,000**

**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

Mis terraced house within walking distance of Hetton Park. Beautifully presented to the highest of standards, the current owner has created a home ready to move into, making it a perfect first time buyer property.

This stylish living accommodation is accessed via a 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 double bedrooms and 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.

This property is perfect for anyone looking for a well located property in ready to move into condition.

Sure to prove extremely popular amongst buyers, therefore early viewings are 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 covered ceiling.

**BEDROOM 2**

6'2" x 8'3"

Newly carpeted and two radiators.

**BATHROOM**

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.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
enquiries@stuartedwards.com  
www.stuartedwards.com

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.

