

# STUART EDWARDS

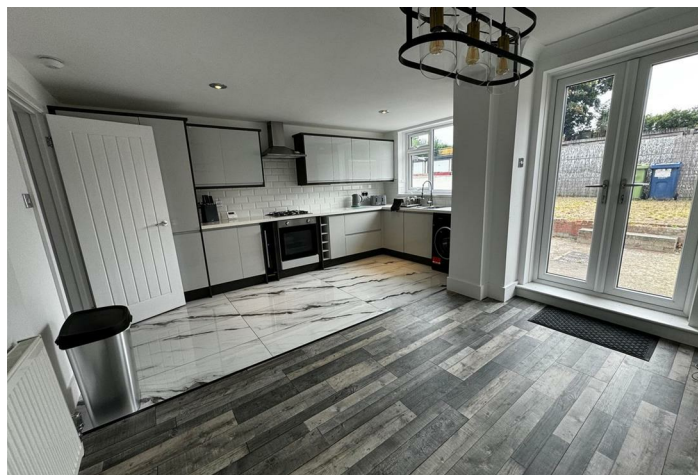


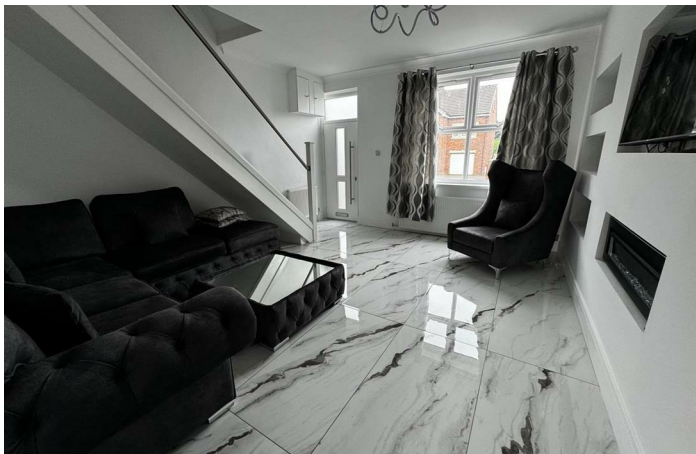
## Houghton Road

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





## 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 coved ceiling.

## BEDROOM 2

62'11" 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.

## REAR YARD

Large rear yard with double gates and walled boundaries.

## HEATING/GLAZING/EXTRA INFO

Gas central heating, cavity wall insulation and new anthracite UPVC double glazing throughout.

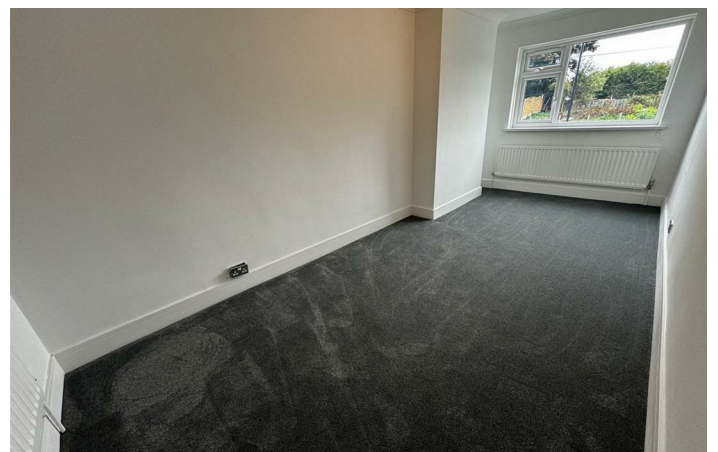
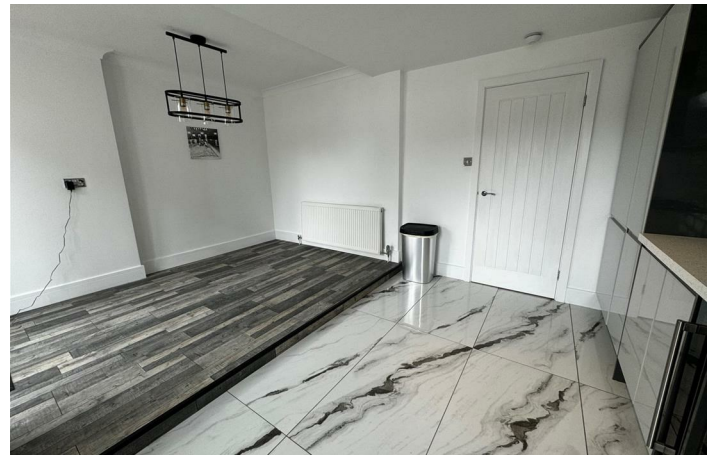
## TENURE:

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

## EPC INFORMATION

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0518-2892-7721-9304-2505>



## IMPORTANT INFORMATION

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are in produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

## VIEWING

Please contact Stuart Edwards Estate Agents for an appointment to view.

## WEB SITE COVERAGE

Scan the QR code to visit our website.

We are proud to be affiliated with the UK's leading property websites. Our properties are displayed on Rightmove, Zoopla, Vebra, Gumtree and many more.

## VALUATION

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

## THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

## THANK YOU



Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.



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

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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.