



### 3 bed terraced house to buy in

Edward Street, Hetton-le-Hole, Houghton  
Le Spring, Tyne and Wear, DH5 9EL

**£74,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ 3 bedroom terrace house
- ✓ Fully refurbished
- ✓ Popular location
- ✓ Vacant possession
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

## Description

Pattinson Estate Agents is delighted to welcome to the market this fully refurbished, three-bedroom mid-terraced property on Edward Street, Hetton-le-Hole (DH5 9EL).

Having undergone a complete transformation and clever reconfiguration, this home now offers three bedrooms, making it an ideal choice for growing families or investors seeking a high-yield rental.

### Property Highlights

**Complete Modernisation:** The property has been stripped back and updated with new flooring, fresh neutral decor, and modern internal doors throughout

**Three Well-Proportioned Bedrooms:** Reconfigured to provide three bedrooms on the first floor, all finished with new carpets and neutral tones.

**Sleek New Kitchen:** A brand-new contemporary kitchen featuring high-gloss units, integrated cooking appliances, and dedicated space for white goods.

**Upgraded Bathroom:** A stylish family bathroom suite with modern wall coverings.

**Spacious Living:** A bright, open-plan reception room designed for modern comfort and versatility.

**Outdoor Space:** To the rear, there is an enclosed yard providing private outdoor space with gated access, and to the front a large pedestrianised area, with plenty green space for added comfort

### Location & Amenities

**Local Leisure:** Within easy walking distance of the popular Hetton Lyons Country Park, perfect for lakeside walks and outdoor activities.

**Education:** Ideally positioned for families, being close to Eppleton Academy Primary School and local nurseries.

Commuter Links: Excellent transport links via the A690, providing swift access to both Durham and Sunderland City Centres, as well as the A1(M).

Early viewing is highly recommended to appreciate the quality of the finish and the improved layout.

Please contact our team at Pattinson estate agents to arrange a viewing

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £74,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



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## Kitchen



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## Bathroom



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## Bedroom 1



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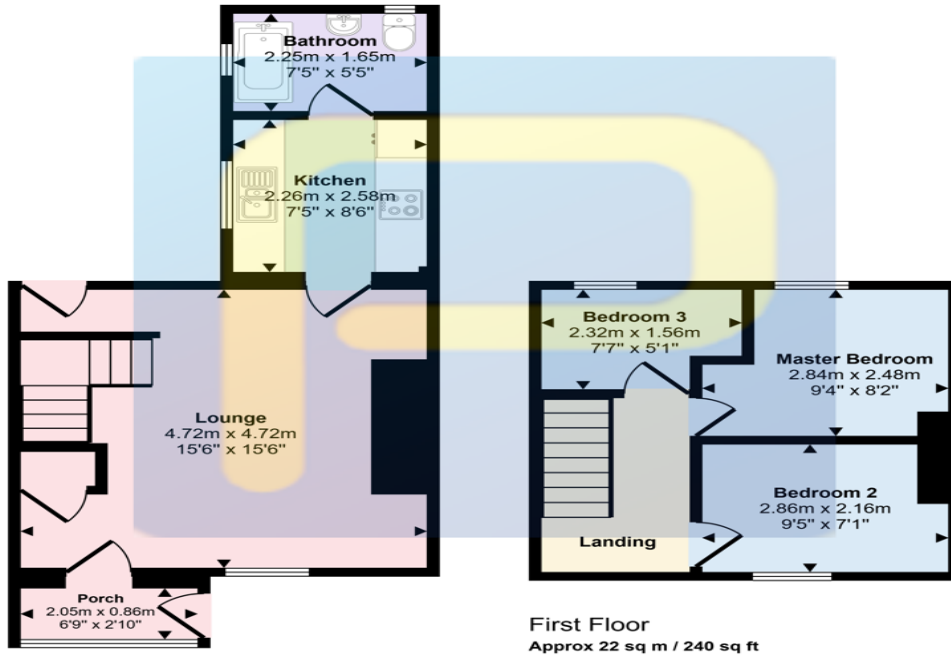
## Bedroom 2



**Bedroom 3**



Approx Gross Internal Area  
58 sq m / 621 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 50      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Edward Street, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 9EL

Contact your local branch today for more information on this property:

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