



## 2 bed semi-detached house to buy in DH6

Hedley Terrace, South Hetton, Durham,  
Durham, DH6 2UE

**£114,950** Offers Over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Immaculate Family Home
- ✓ Two Double Bedrooms & Loft
- ✓ Deceptively Spacious
- ✓ Sought After Location
- ✓ EPC Rating C

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*FANTASTIC FAMILY HOME\*\*TWO BEDROOMS & LOFT ROOM\*\*GARAGE \*POPULAR LOCATION\*\*CONSERVATORY\*\*WONDERFUL VIEWS\*\***

Pattinson Estate Agents are delighted to welcome to the market this spacious two bedroom terraced family home in the ever popular estate of Pinedale Drive, South Hetton . Ideally located within close proximity to local amenities, great transport links and popular schools. Also benefitting from being a short drive to Dalton Park Outlet and Durham Heritage Coast.

In brief this well presented property consists of:- Entrance porch, lounge, kitchen, conservatory with French doors leading to the rear garden. To the first floor lies two well proportioned bedrooms and a three piece family bathroom, also benefitting from a loft room. Externally there is a gated garden to the front with attractive views across the local meadow and a low maintenance paved two tier garden to the rear with a separate garage.

Early viewings come highly recommended to appreciate the standard, size and location of this property. Please call our Houghton Le Spring branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £114,950

Property Type: Semi-detached house

USPs: Garden

Parking: Garage

Heating: Gas



## Entrance Porch

Property entrance leading to the porch, which provides access to the lounge and first floor staircase.

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## Living Room

6.10m x 3.70m (20'0" x 12'1")

Spacious lounge with carpet flooring, feature fireplace, radiator and double glazed front aspect bay window with attractive views across the local meadow.



## Kitchen

2.40m x 3.40m (7'10" x 11'1")

Kitchen area benefitting from a range of fitted upper and lower units, with contrasting worksurfaces, with space for a free standing oven & hob and fridge freezer, also plumbing for a washing machine and dish washer. Tile flooring, tile splash back, radiator and open flow access to the conservatory.



## Conservatory

2.60m x 3.00m (8'6" x 9'10")

Conservatory area allowing natural light to flood the room with a lightweight insulated roof and access to the private rear garden via french doors.



## Bedroom One

3.30m x 3.80m (10'9" x 12'5")

Double bedroom with carpet flooring, radiator and double glazed rear aspect window.



## Bedroom Two

2.50m x 3.70m (8'2" x 12'1")

Double bedroom with carpet flooring, radiator and double glazed front aspect window.



## Bathroom

*1.70m x 1.80m (5'6" x 5'10")*

Three piece bathroom benefitting from a panelled bath with overhead shower, hand wash basin, W.C., laminate flooring and tiled walls.



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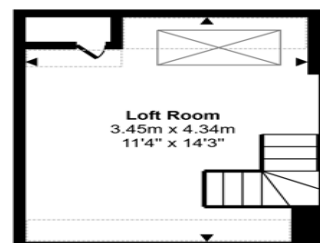
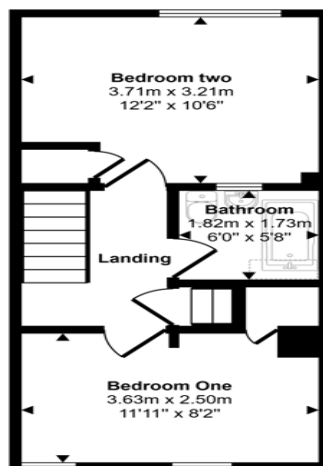
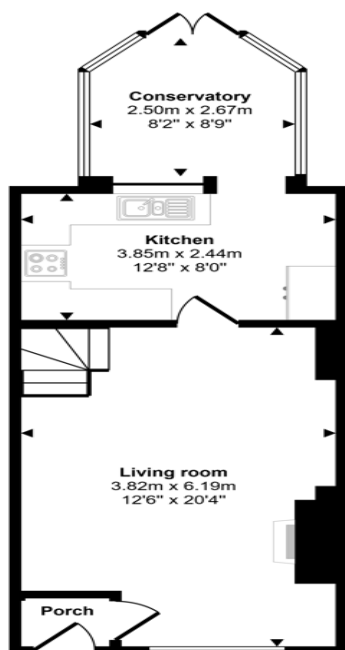
## Loft Room

*3.70m x 4.40m (12'1" x 14'5")*

Spacious loft room, with carpet flooring and a Velux window.



Approx Gross Internal Area  
88 sq m / 948 sq ft



Denotes head height below 1.5m

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>                            | 75      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Hedley Terrace, South Hetton, Durham, Durham, DH6 2UE

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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