



2 bed terraced house to buy in

Lambton Drive, Hetton-le-Hole, Houghton
Le Spring, Tyne and Wear, DH5 0EW

£70,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Garden

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Modern Bathroom
- ✓ EPC Rating E

Key Information

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

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**MODERN BATHROOM**FRONT & REAR GARDENS**HIGHLY DESIRABLE LOCATION****

Pattinson Estate Agents are delighted to welcome to the market this impressive family home, situated in the sought after estate of Lambton Drive, Hetton-Le-Hole. Perfectly positioned within easy access to local shops and other amenities, excellent public transport links, major road links Via the A690. Also conveniently located within walking distance to numerous popular schools and Hetton Lyons Country Park, as well as being a short drive to Rainton Meadows Nature Reserve, Sunderland & Durham city Centres.

This spacious home is packed with potential and briefly comprises :- Entrance/hallway, open plan lounge/dining room and a fitted kitchen. To the first floor lies two double bedrooms and a modern three piece bathroom, externally there is an enclosed garden to the front and a generously sized garden to the rear.

Early viewings come highly recommended to appreciate the potential and location of this family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

USPs: Garden

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge/dining room, kitchen and first floor staircase.

Lounge/Dining Room

6.82m x 3.60m (22'4" x 11'9")

Open lounge/diner with carpet flooring, a feature gas fireplace, two radiators, double glazed front and rear aspect windows.



Kitchen

2.55m x 2.42m (8'4" x 7'11")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, a stainless steel sink unit and plumbing for a washing machine. Vinyl flooring, tiled splash back, a double glazed window and external door leading to the rear garden.



Bedroom One

3.62m x 3.17m (11'10" x 10'4")

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



Bedroom Two

3.40m x 3.46m (11'1" x 11'4")

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



Bathroom

1.76m x 2.08m (5'9" x 6'9")

Modern bathroom benefiting from a walk-in shower, hand wash basin and W.C. Vinyl flooring, UPVC cladded walls, a heated towel rail and a double glazed window.

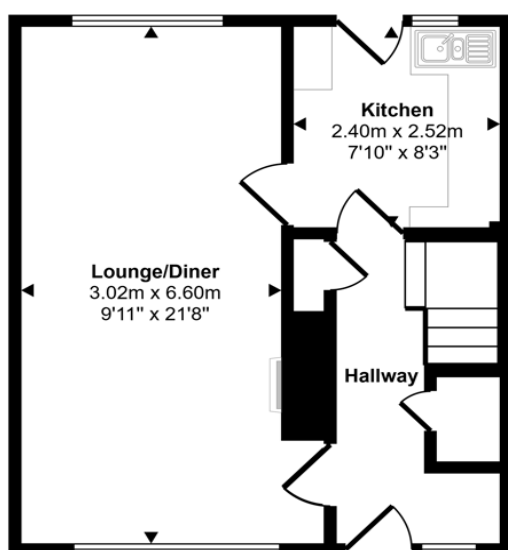


External

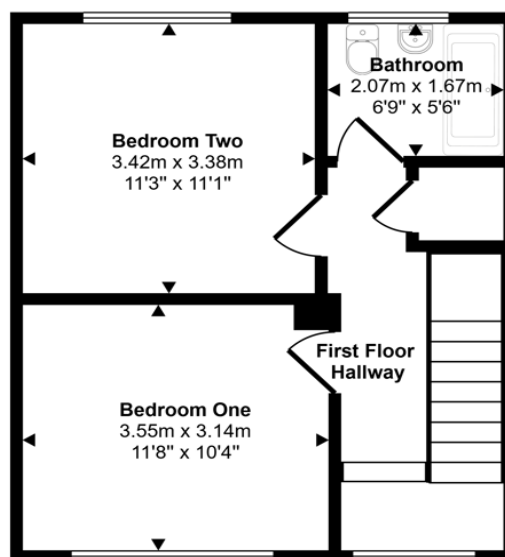
Externally, to the front there is an enclosed garden and to the rear there is also a good sized garden.



Approx Gross Internal Area
74 sq m / 793 sq ft

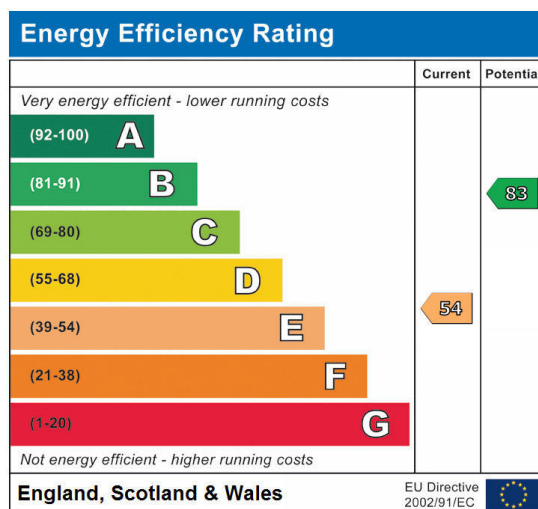


Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 402 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.



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

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