

Holmfirth Close, Hetton-Le-Hole, DH5 9FB
3 Bed - House - Semi-Detached
£169,995

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* BEAUTIFULLY PRESENTED * MODERN DEVELOPMENT *
PARKING FOR TWO CARS * ENCLOSED REAR GARDEN *
IDEAL FOR A VARIETY OF BUYERS *

This beautifully presented home is situated on a modern development and offers well-planned accommodation, making it ideal for a variety of buyers including first-time purchasers, couples and families. The property benefits from a pleasant layout and good access to commuting links.

The floorplan comprises an entrance hallway, a fitted kitchen/breakfast room, and a comfortable living room with French doors opening out to the rear garden, creating a bright and practical living space. To the first floor there are three bedrooms and an attractive bathroom fitted with a modern suite.

Externally, there is parking for up to two cars at the front of the property. To the rear there is an enclosed garden.

Holmfirth Close forms part of a modern development within Hetton le Hole, an area offering a range of local shops, schools and everyday amenities. There is convenient access to the A690, A19 and A1(M), making it well placed for commuting to Sunderland, Durham and Newcastle, while nearby countryside and walking routes provide additional outdoor space.

Hallway

Kitchen

W.C

Lounge

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

EXTERNAL

Externally, there is parking for up to two cars at the front of the property. To the rear there is an enclosed garden.

AGENT'S NOTES

Council Tax: Sunderland, Band B

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

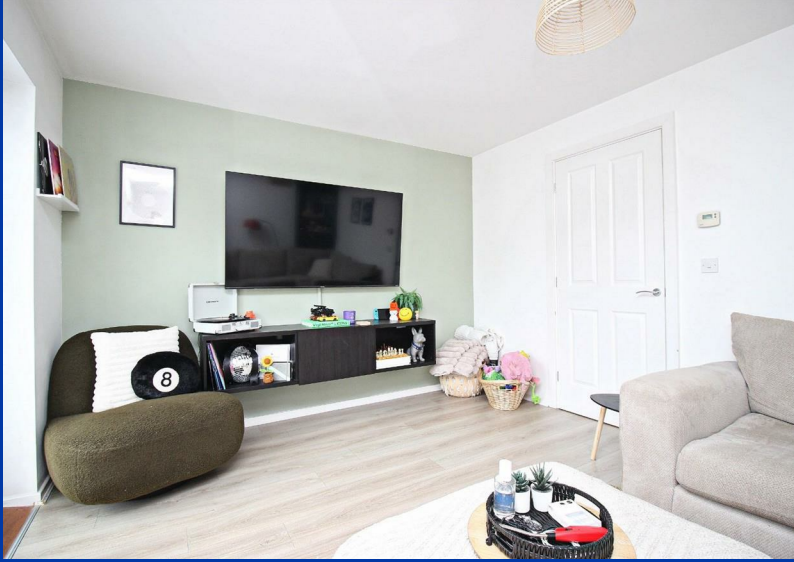
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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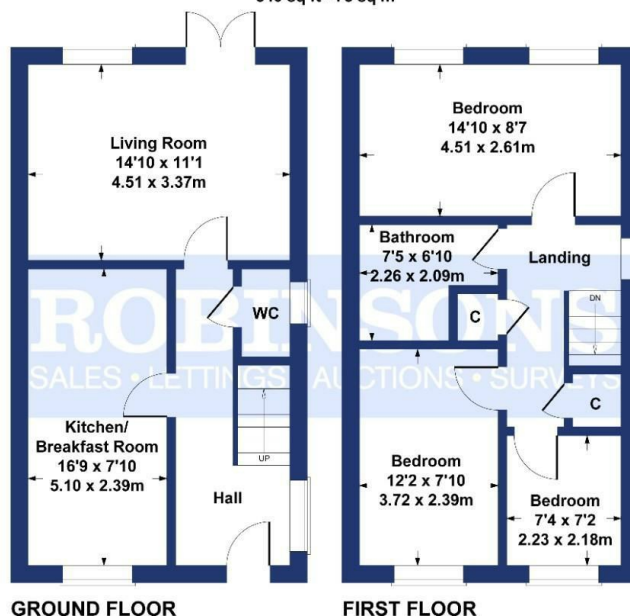
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Holmfirth Close

Approximate Gross Internal Area
840 sq ft - 78 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating	
Current	Potential
	96
83	

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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