



Malton Way, Hetton-Le-Hole, DH5 9BZ
3 Bed - House - Link Detached
O.I.R.O £225,000

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Malton Way

Hetton-Le-Hole, DH5 9BZ

Stunning Family or First Home ** Upgraded & Remodelled ** Ample Parking ** Gardens **
Early Viewing Advised **

You enter through a welcoming entrance hall, complete with a convenient WC and a staircase leading to the first floor. The living room is perfect for relaxation and entertainment, whilst the stand out feature of this home is the living kitchen diner. It offers a bespoke design, boasting a stylish and contemporary look, complete with central island, a range of integrated appliances, and French-style doors that open up to the rear garden and patio. The former garage space has been cleverly transformed into a playroom, home office, or extra reception area, with the remaining section of the garage offering ample storage. As you make your way to the first floor, you'll find three bedrooms, master en-suite shower room, and family bathroom.

Outside, the property offers a range of enticing features. There's plenty of parking space with hardstanding and gravel driveways. The rear garden is a true oasis with a split-level design that maximizes the available space and offers some sunny spots. This low-maintenance garden features a raised patio area, a lower patio, and a BBQ area with a charming pergola. Easy access from back to front is provided by a side gate.

Bramblewood presents an outstanding array of top-tier residences, strategically situated midway between the bustling city of Sunderland and the historic cathedral city of Durham. Furthermore, it provides convenient transportation links for daily commutes and the exploration of Newcastle's lively centre. The area benefits from a well-connected local road network and offers easy access to both the A19 highway and the A1(M) motorway.

This development is meticulously crafted to enthrall those who desire a semi-rural environment in Tyne and Wear while maintaining close access to an array of shops, sports and leisure activities, as well as a diverse range of educational institutions.













GROUND FLOOR

Entrance Hallway

Cloak/WC

Living Room

16'8" x 10'5" (5.10 x 3.20)

Kitchen Dining Room

17'8" x 13'9" (5.4 x 4.2)

Reception / Playroom

11'5" x 9'10" (3.5 x 3)

FIRST FLOOR

Master Bedroom

11'5" x 10'5" (3.5 x 3.2)

En-Suite Shower Room

7'6" x 3'7" (2.3 x 1.1)

Bedroom

10'9" x 8'10" (3.3 x 2.7)

Bedroom

8'2" x 7'2" (2.5 x 2.2)

Family Bathroom

6'6" x 6'2" (2.0 x 1.9)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 27 Mbps, Ultrafast 1000 Mbps

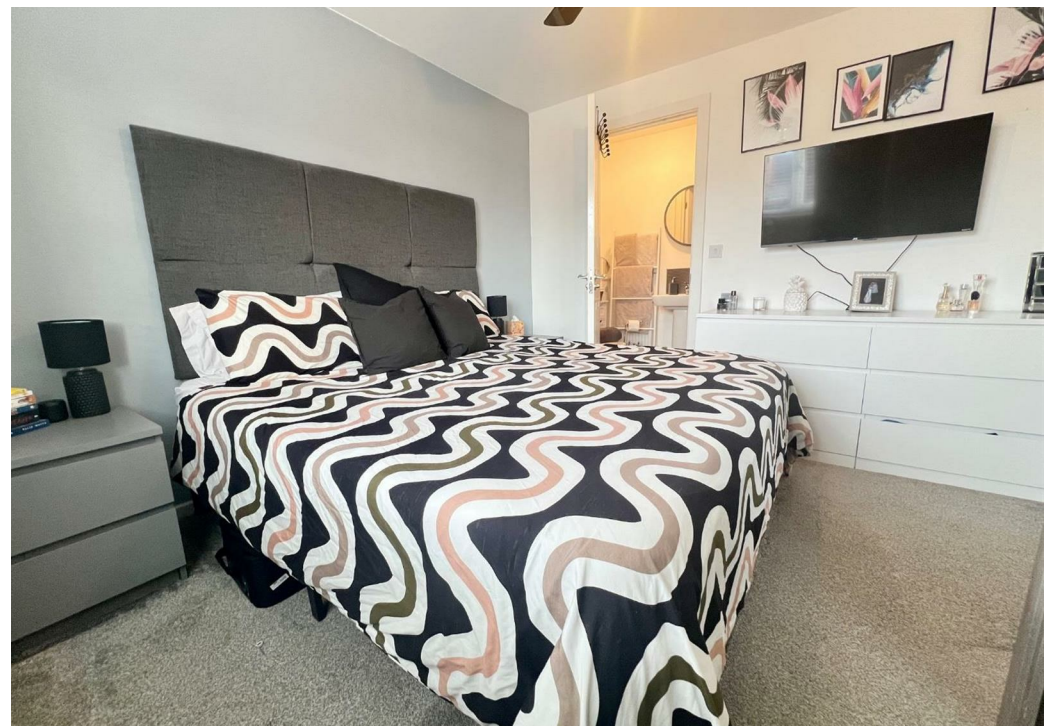
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band C - Approx. £1,775 p.a

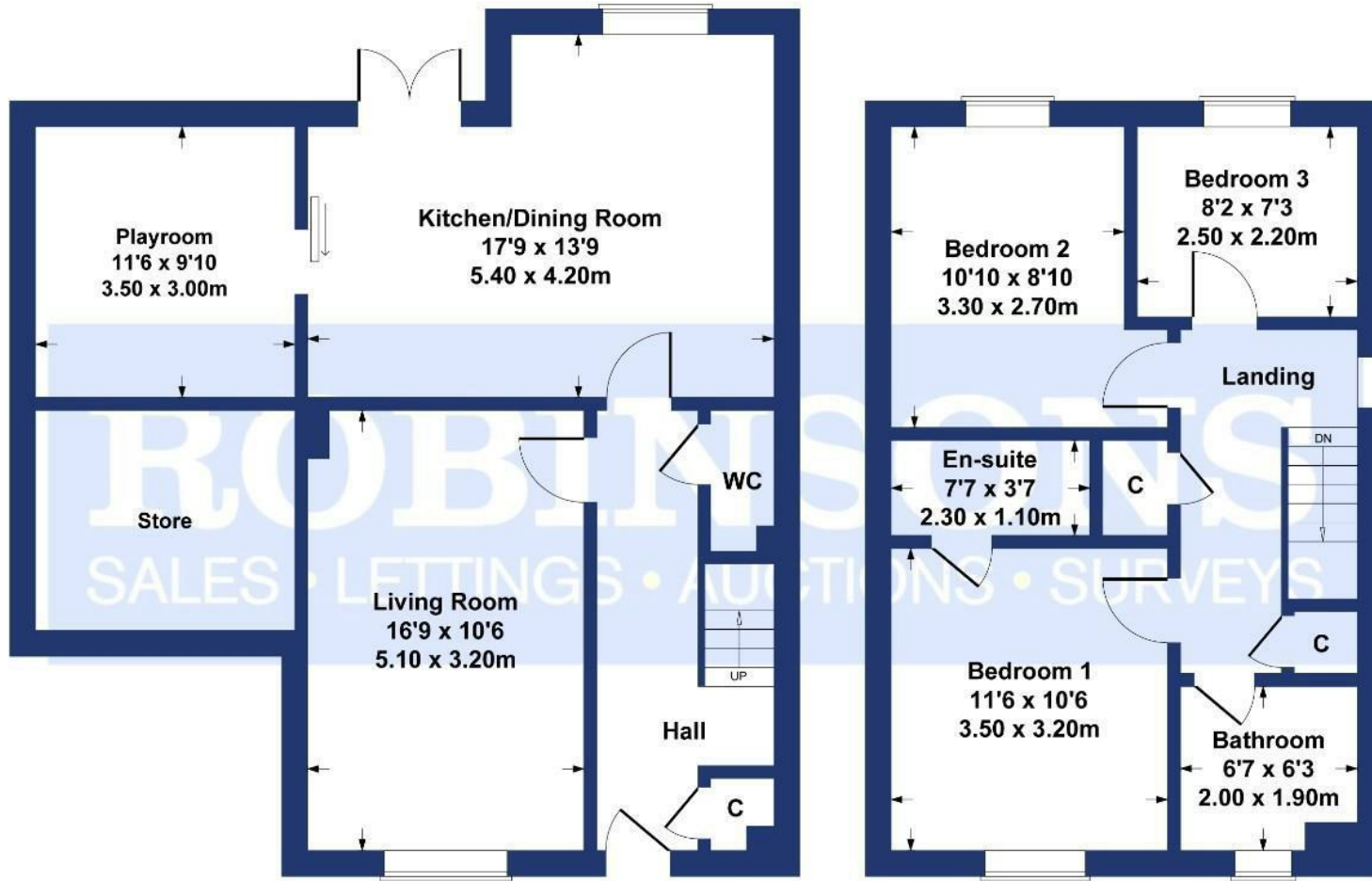
Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robnsons cannot accept liability for any information provided.



Malton Way

Approximate Gross Internal Area
1206 sq ft - 112 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(82 plus) A		83	
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these









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