Regent Street, Hetton-Le-Hole, DH5 9AB
3 Bed - House - Terraced
£94,995

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Regent Street
Hetton-Le-Hole, DH5 9AB

* GREATLY EXTENDED * MUCH IMPROVED * TWO RECEPTION ROOMS * TWO BATHROOMS * THREE GOOD SIZED BEDROOMS * NEW KITCHEN 2022 * NEW FLOORING * WELL PRESENTED AND MAINTAINED * NICE OUTLOOK TOWARDS GREENERY *

Greatly extended and much improved, this well presented and maintained three bedroom home offers deceptively spacious accommodation with two reception rooms and two bathrooms. Benefitting from a new kitchen fitted in 2022, some replacement windows in 2021, new flooring and modern décor, the property should appeal to a wide variety of buyers seeking a spacious home ready for immediate enjoyment.

The floorplan comprises an entrance lobby leading into the hallway, comfortable lounge and a separate dining room/second reception room offering excellent versatility for family living. There is a modern fitted kitchen, rear lobby and a ground floor bathroom. To the first floor there are three good sized bedrooms together with a separate shower room, providing particularly practical accommodation for families.

Externally, the property benefits from a front courtyard and an enclosed rear yard providing useful and low maintenance outside space.

Regent Street is conveniently situated within Hetton le Hole, offering easy access to a good range of local shops, supermarkets, schools and everyday amenities. The area is well placed for commuters, with good road links via the A690 and A19 providing convenient access to Durham, Sunderland, Houghton le Spring and the wider North East. Nearby countryside, parks and walking routes also provide plenty of opportunities for outdoor recreation, making this a convenient location for a variety of buyers.

Entrance Porch

Hallway

Lounge

Dining Room

Kitchen

Bathroom

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Shower Room

EXTERNAL

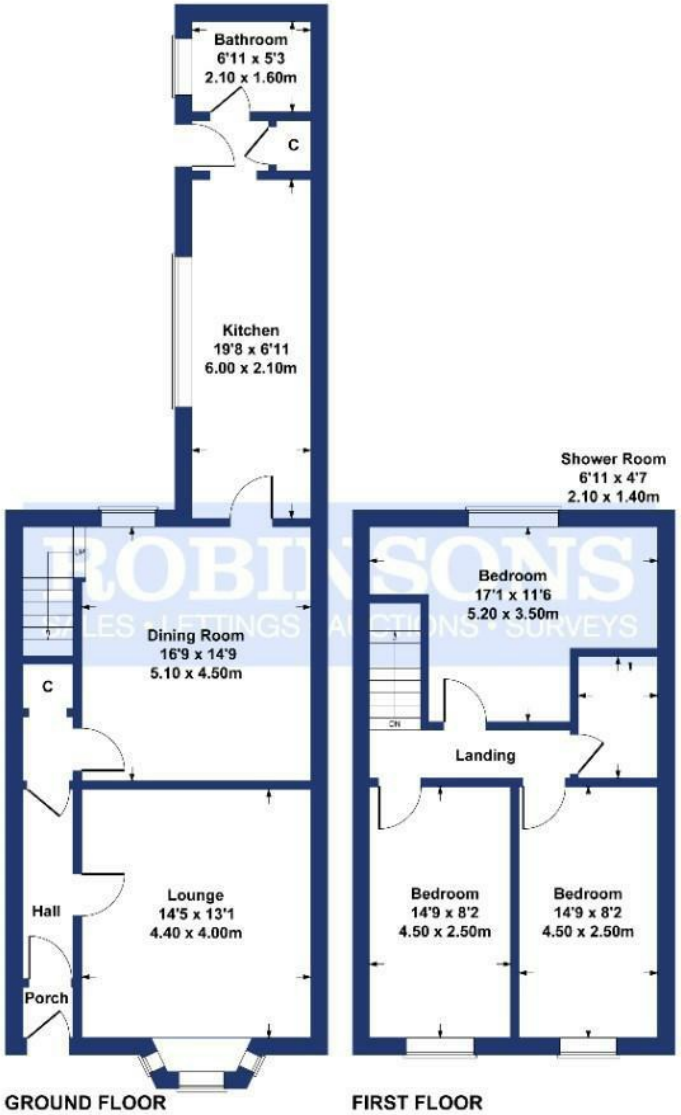
Externally, the property benefits from a front courtyard and an enclosed rear yard providing useful and low maintenance outside space.

AGENT'S NOTES

Council Tax: Sunderland Council, Band A
Tenure: Freehold
EPC - C
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Probate – Not applicable.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – Extended.
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Regent Street

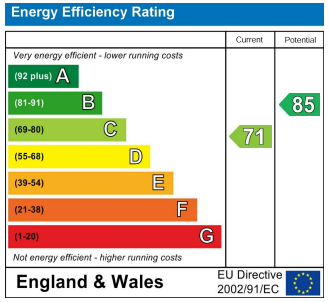
Approximate Gross Internal Area
1206 sq ft - 112 sq m



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



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 services.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

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