



Hedley Terrace, South Hetton, DH6 2UE
3 Bed - House - Terraced
Offers Over £60,000

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Ideal Starter, Family or Investment Property ** Spacious Floor Plan ** Large Rear Garden With Sunny Aspect ** Upvc Double Glazing & GCH Via Combination Boiler ** Local Amenities & Road Links ** Outskirts of Durham, Houghton Le Spring & Peterlee **

The floor plan comprises: entrance hallway, comfortable lounge, fitted kitchen diner, utility room, rear lobby and downstairs bathroom/wc. The first floor has three bedrooms. Outside the property has a rear enclosed courtyard style garden, and over the service lane is parking and a large enclosed garden.

Houghton-le-Spring and Hetton are part of the City of Sunderland in the county of Tyne and Wear. It is situated almost equidistant between the cathedral city of Durham and the centre of the City of Sunderland. The town of Seaham and the North Sea lie about 5 miles to the east. There are good local amenities and transport links close by.

EPC rating C

Council tax band A - approx. £1469pa



GROUND FLOOR

Hallway

Lounge
15'3 x 13'0 (4.65m x 3.96m)

Kitchen Diner
15'3 x 11'9 (4.65m x 3.58m)

Utility Room

Bathroom/Wc

FIRST FLOOR

Bedroom
14'1 x 8'6 (4.29m x 2.59m)

Bedroom
13'2 x 8'6 (4.01m x 2.59m)

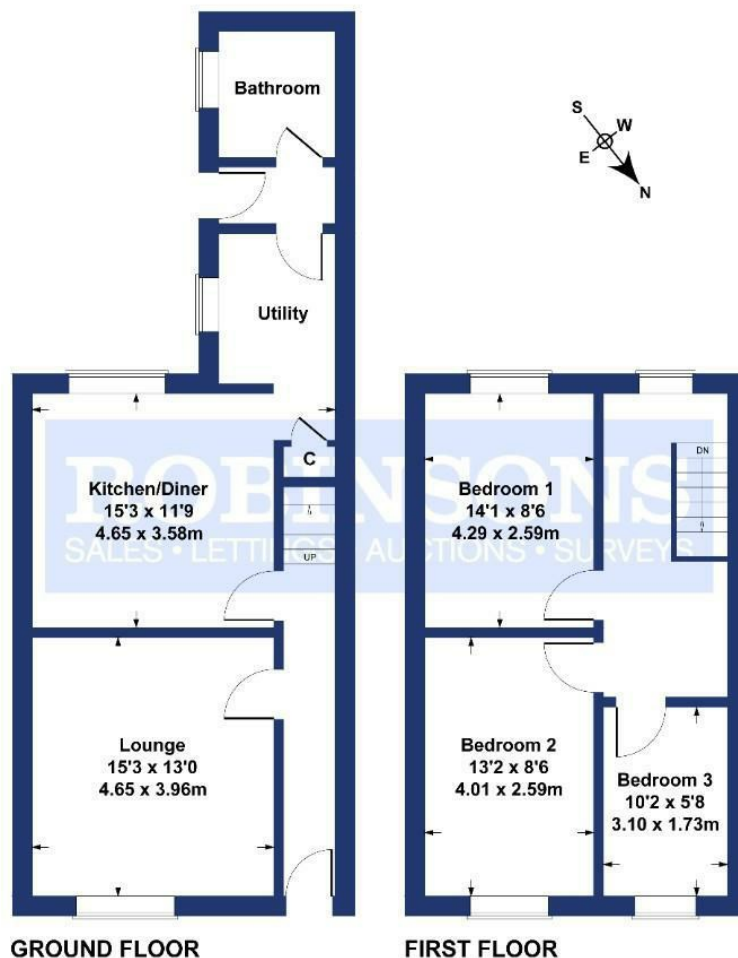
Bedroom
10'2 x 5'8 (3.10m x 1.73m)





Hedley Terrace

Approximate Gross Internal Area
877 sq ft - 81 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. 2023

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	69	72
	EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.