



Patrick Crescent, South Hetton, DH6 2UP  
3 Bed - House - Semi-Detached  
£50,000

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**No Upper Chain \*\* Outskirts of Durham \*\* Gardens \*\* Double Glazing & GCH \*\* Good Road Links & Local Amenities \*\***

The floor plan comprises; entrance hallway, lounge, dining room, kitchen, rear lobby and WC. The first floor has three bedrooms and bathroom/WC. Outside, there are good sized gardens.

**Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.**

South Hetton is located in County Durham, offering a welcoming mix of rural tranquillity and modern convenience. Ideally situated between the bustling cities of Durham and Sunderland, South Hetton benefits from a peaceful setting while remaining well connected. The village is home to essential amenities including local shops, a post office, pubs, and medical services, catering well to day-to-day needs. Families are served by South Hetton Primary School, with a selection of secondary schools and further education options available in nearby towns such as Easington and Peterlee. For commuters, excellent transport links make South Hetton a practical choice, with easy access to the A19 providing swift routes to Sunderland, Durham, Newcastle, and Teesside. Public transport is reliable, with regular bus services connecting residents to surrounding areas. The nearby coast, country parks, and scenic walking trails add to the appeal, making South Hetton a desirable location for those seeking a balanced lifestyle.



GROUND FLOOR

Hallway

Lounge  
13'9 x 12'1 (4.19m x 3.68m)

Dining Room  
10'4 x 8'6 (3.15m x 2.59m)

Kitchen  
10'3 x 8'5 (3.12m x 2.57m)

Rear Lobby

WC

FIRST FLOOR

Bedroom  
12'0 x 12'0 (3.66m x 3.66m)

Bedroom  
13'4 x 8'5 (4.06m x 2.57m)

Bedroom  
9'0 x 8'6 (2.74m x 2.59m)

Bathroom/WC

Agent Notes  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Basic 15Mbps, Superfast 58Mbps, Ultrafast 10000Mbps  
Mobile Signal/Coverage: Average to Poor  
Tenure: Freehold  
Council Tax: Durham County Council, Band A - Approx. £1701p.a  
Energy Rating: D

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. Robinsons cannot accept liability for any information provided.











# Patrick Crescent

Approximate Gross Internal Area  
1016 sq ft - 94 sq m

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	59	73
	EU Directive 2002/91/EC	



## 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

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.