

Henry Street,,
Hetton-le-hole
Houghton-le-spring
DH5 9BH



Henry Street,,

£115,495

INTRODUCTION

MODERN 2 DOUBLE BED SEMI - WELL PRESENTED ON GENEROUS PLOT - DOUBLE LENGTH DRIVEWAY - UPGRADED KITCHEN & BATHROOM - GREAT STARTER HOME OR DOWNSIZER - READY TO MOVE INTO ...

ENTRANCE HALL

Entrance via GRP door. Carpet flooring, carpeted stairs to first floor landing with panelled wall to dado height. Electric consumer unit. Door leading off to lounge.

LOUNGE

Carpet flooring, double radiator, front facing white uPVC double-glazed window, under stairs cupboard providing some storage. Door leading off to entrance hall, door leading off to dining kitchen.

DINING KITCHEN

Lovely dining kitchen with porcelain tile flooring, white uPVC double-glazed patio doors leading out to rear patio and garden and white uPVC double-glazed window looking out onto garden also. Modern fitted kitchen with a range of wall and floor units in a light high gloss grey finish with complimentary laminate work surfaces, integrated electric oven, 4 ring gas hob and integrated extractor. Stainless steel sink with single bowl, single drainer and matching Monobloc tap. Space and plumbing for a washing machine, space for tall fridge/freezer. Ample space for dining at one end of the kitchen. Door leading off to WC.

W C

Vinyl tile-effect flooring, hand basin with chrome taps, toilet with low level cistern, radiator. Extractor fan.

FIRST FLOOR LANDING

Loft hatch with pull down ladders and facility for storage in the loft area, radiator, 3 doors leading off, 2 to bedrooms and 1 to bathroom.

BEDROOM 1

Carpet flooring, radiator, front facing white uPVC double-glazed window. This is a good size double bedroom.

BEDROOM 2

This is also a double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window.

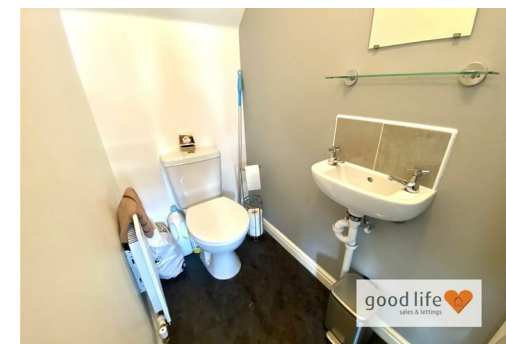
BATHROOM

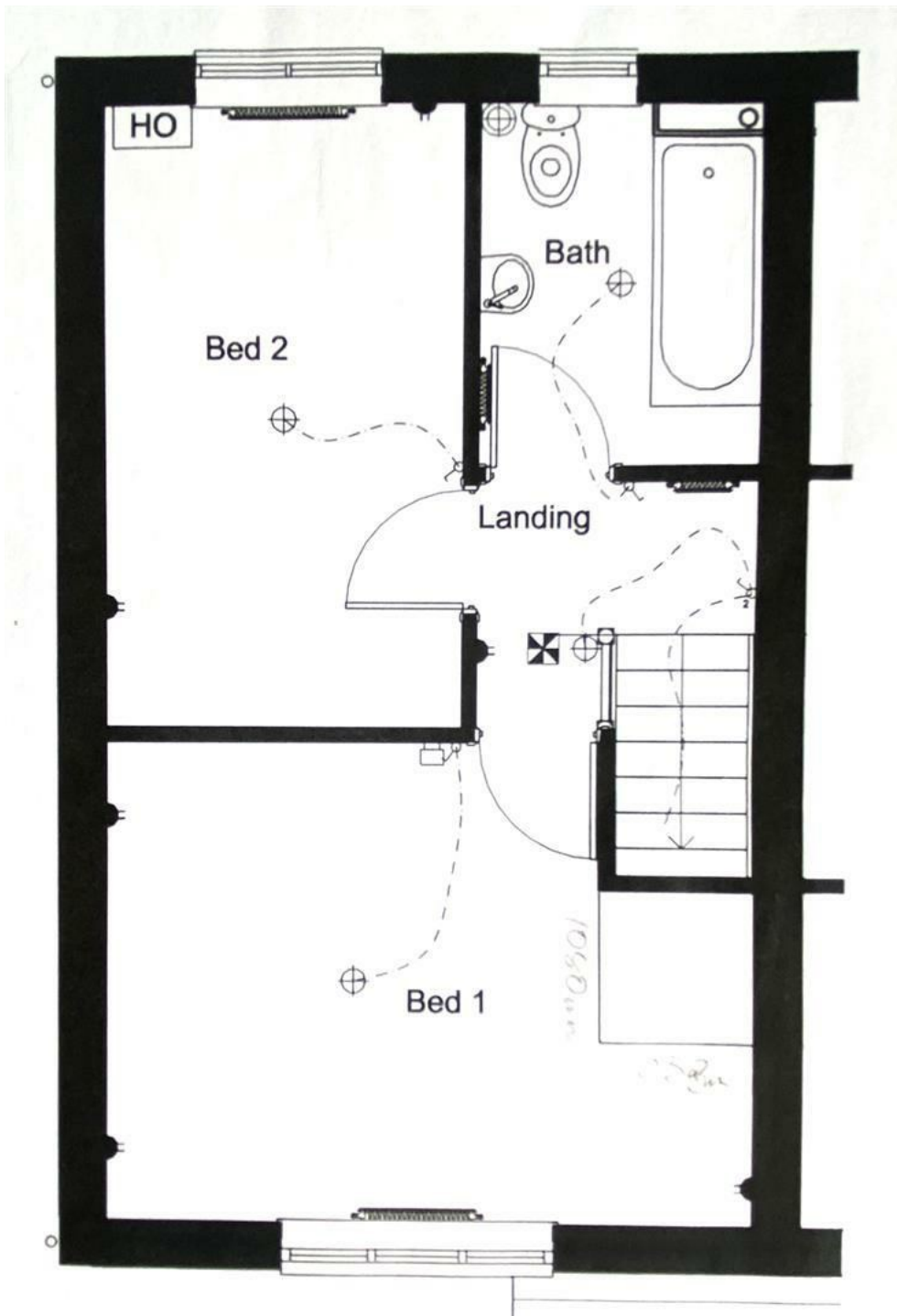
Remodelled by the current owners, the bathroom has slate-effect tile flooring, rear facing white uPVC double-glazed window with privacy glass. Stylish marble-effect cladding to the walls, black towel heater style radiator. Toilet with concealed cistern and push button flush, sink with black tap, built into vanity unit below, double shower cubicle (walk-in stylish) with fixed glass shower screen and stylish black shower fed from the main hot water system comprising overhead waterfall style shower and separate hand held shower. Extractor fan

EXTERNALLY

Driveway parking for at least 2 vehicles to the side. Well maintained front garden, gate to the side leading to the rear.

The property enjoys a good size rear garden plot with paved patio immediately adjacent to house, which then extends into a lawn and further paved patio at the rear of the house positioned to take full advantage of sunny aspect, access down the side of the property to the front.





Local Authority
Sunderland

Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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