



kimmitt & roberts

23 Regent Court South Hetton, Durham, DH6 2TT

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Offers Over £130,000

Kimmitt & Roberts are excited to present to the market this fantastic opportunity to purchase this immaculately presented semi detached family home situated within this popular modern estate of South Hetton. The property occupies a generous plot within the estate boasting ample off street parking to the front with low maintenance rear garden benefitting composite decked area. Accommodation comprises entrance lobby, living room, inner hall with wc, kitchen leading to sun room extension at the rear. The first floor boasts three bedrooms and family bathroom. Internal inspection is a must and cannot fail to impress.

Entrance Lobby
with entrance door and stair

Living Room
15'5" x 9'10" (4.7m x 3m)



with radiator and UPVC double glazed window



W.C.



with low level w.c., wash hand basin, radiator and extractor fan

Kitchen
8'6" x 14'1" (2.6m x 4.3m)



with wall and base units with contrasting worktops and tiled splashbacks, one and half bowl stainless steel sink drainer unit with mixer tap, integrated electric oven and gas hob with extractor hood, plumbed for automatic washing machine, space for fridge freezer, radiator, window and opening to sunroom



Sun Room
11'5" x 12'5" (3.5m x 3.8m)



with inset spot lighting, radiator, windows and sliding doors to rear of property

First Floor

Landing
with loft access hatch and cupboard

Bedroom 1
11'9" x 8'2" (3.6m x 2.5m)



with fitted wardrobes, radiator and two windows

Bedroom 2
6'2" x 10'9" (1.9m x 3.3m)



with radiator and window

Bedroom 3
7'2" x 7'2" (2.2m x 2.2m)



with radiator and window

Bathroom
6'2" x 5'6" (1.9m x 1.7m)



white suite comprising panel bath with bifold shower screen and mains shower, low level w.c., pedestal wash basin, radiator, tiled walls, PVC panelling to ceiling, inset spot lighting, extractor fan and window

Exterior



Front concrete print double driveway. Rear garden comprising composite decked seating area, patio area, gravelled area, garden shed and perimeter fencing.



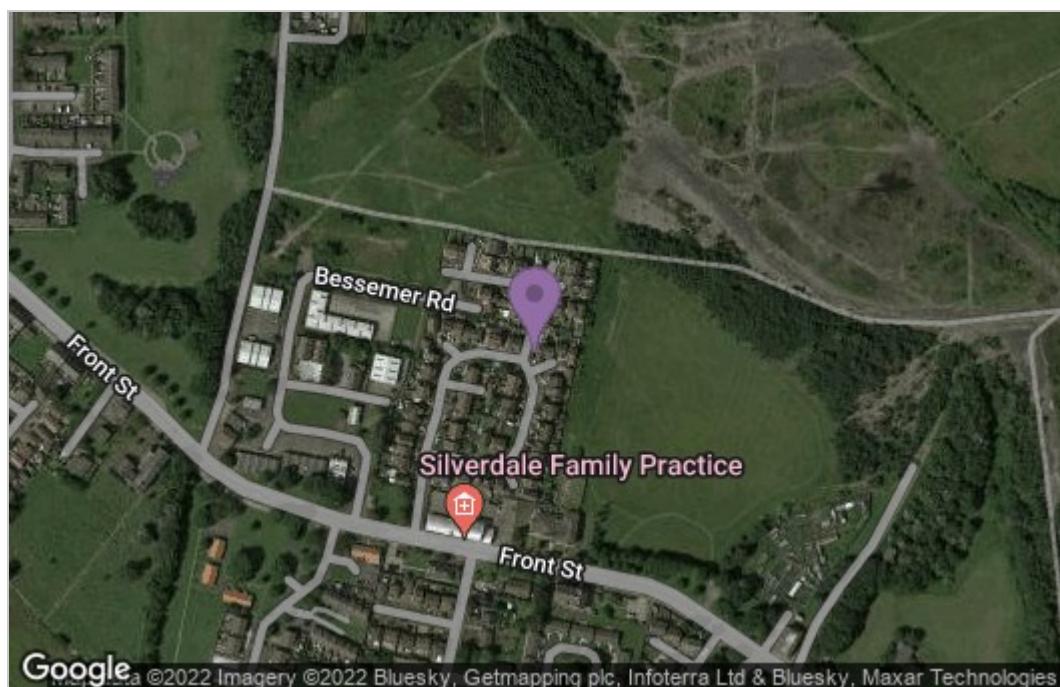
Council Tax
Council Tax Band - The Council Tax Band is B

Water Meter Disclaimer
We are advised by the vendor that the property does have a water meter.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

