



23 Regent Court

South Hetton, Durham, DH6 2TT

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" (4.7mx.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 contracting 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.

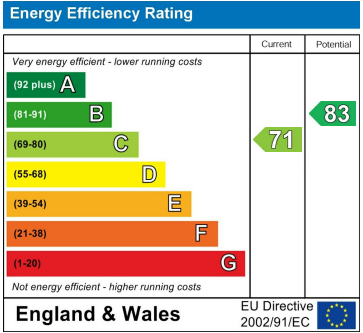
Floor Plan



Area Map



Energy Efficiency Graph



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