



**Grasmere Terrace
South Hetton
Durham
DH6 2RU**

Offers in Excess of £150,000

bettermove

Grasmere Terrace

Durham

Bettermove are delighted to welcome to the market this charming four bedroom detached house in South Hetton, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is B. The property was previously made up of two semi-detached houses which was converted by previous owners. This is a leasehold property with 977 years remaining on the lease; there is a peppercorn ground rent with no service charge.

The interior of this well-presented property comprises a spacious living room, dining room, fitted kitchen and conservatory on the ground floor. The first floor consists of four bedrooms, three of which have en suites, and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months. The property sits on a large corner plot with potential to extend to the rear and add a garage and driveway, subject to relevant planning permissions. The property will be available vacant on possession.

Located in the popular village of South Hetton, the property is close to a number of local amenities including shops, restaurants, supermarkets and pubs. Transport connections can be found from the A182, A19, A690, A1(M), Seaham and Horden railway stations.

This exciting investment is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



AWAITING FLOORPLAN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		80
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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