



**Border House
Broomhill
Hetton-le-Hole
Houghton le Spring
Tyne and Wear
DH5 9PT**

Offers in Excess of £456,000

bettermove

Broomhill

Houghton le Spring

Bettermove are proud to present this 3 bedroom detached bungalow in Hetton-le-hole available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway with electric gates and a detached garage. The council tax band is D.

The interior of this well presented property comprises a spacious living room, utility room, dining room, fitted kitchen, modern 30-foot-long conservatory with an indoor Jacuzzi, 3 spacious bedrooms including the master bedroom with a dressing room. The loft has also been converted into an additional bedroom with further storage space. The exterior boasts a private large lawned garden with mature trees and views over Hetton Burn and local countryside with a raised decked area perfect for enjoying the summer months. This property also benefits from the adjoining plot of land which can be used for further development subject to relevant planning permissions.

Located in the popular town of Hetton-le-Hole, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1(M), the A19 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

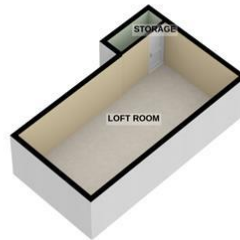
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(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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