



3 Bedrooms

Located in a desirable residential area, this terraced house boasts three well-appointed bedrooms, making it an ideal family home.

The property features a large garden to the rear and a courtyard to the rear. The interior is spacious and bright, kitchen and a large living room, offering a comfortable living space for residents.

Situated in a convenient location with easy access to local amenities, schools, and transport links, this property is perfect for those seeking an investment opportunity or an affordable starter home.

This property is for sale by the Modern Method of Auction.

Guide Price:

£68,000

EPC Rating: D

Matthews Crescent
South Hetton, County Durham,
DH6



Kitchen:

TBC

Tiled Flooring, UPVC Window, UPVC Door,

Dining Room:

3.56 x 3.48

Boiler, UPVC Window, Radiator.

Reception Room:

3.09 x 4.42

UPVC Bay Window, Radiator.

Bedroom 1:

3.73 x 3.43

UPVC Window, Radiator.

Bedroom 2:

3.28 x 3.57

UPVC Window, Radiator.

Bathroom:

2.10 x 2.23

Washbasin with Chrome Mixer Tap, Bath with Chrome Mixer Tap, Towel Radiator, Toilet, UPVC Window.

Bedroom 3:

2.83 x 1.92

UPVC Window, Radiator.

Material Information:



For additional information and full photo gallery please visit www.holbrookandco.co.uk



The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER - TBC

PARKING ARRANGEMENTS - On-Street

BROADBAND SPEED The maximum speed for broadband in this area is shown by imputing the postcode at the following link here >

ELECTRIC CAR CHARGER - No

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicant's ability to obtain this finance.

If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation.

This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.



Please note that all sizes have been measured with an electronic measuring tape and are approximations only.

Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves.

We present these details of the property in good faith, and they were accurate at the time at which we inspected the property.

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 presentation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

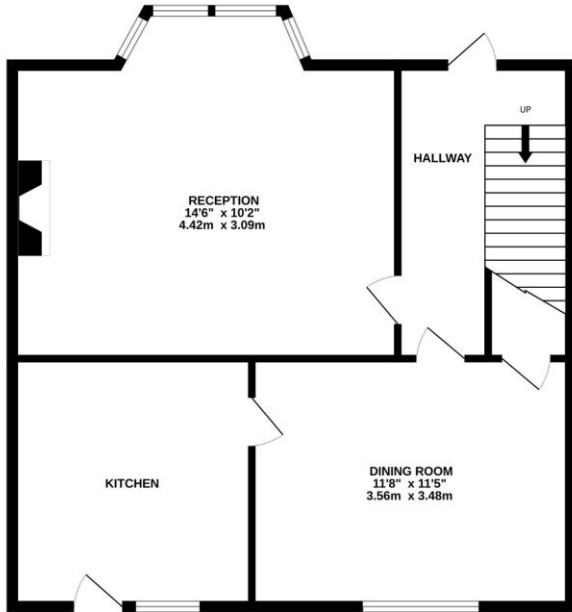


Tenure - Freehold

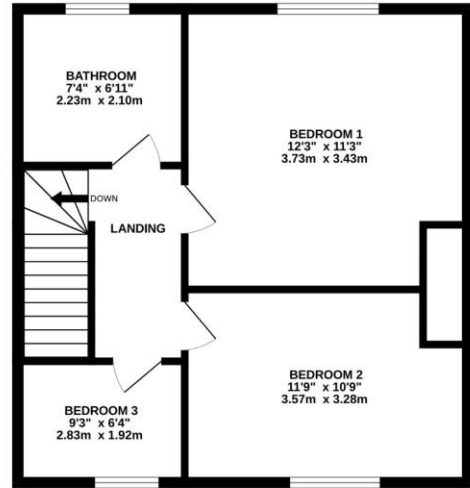
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract