

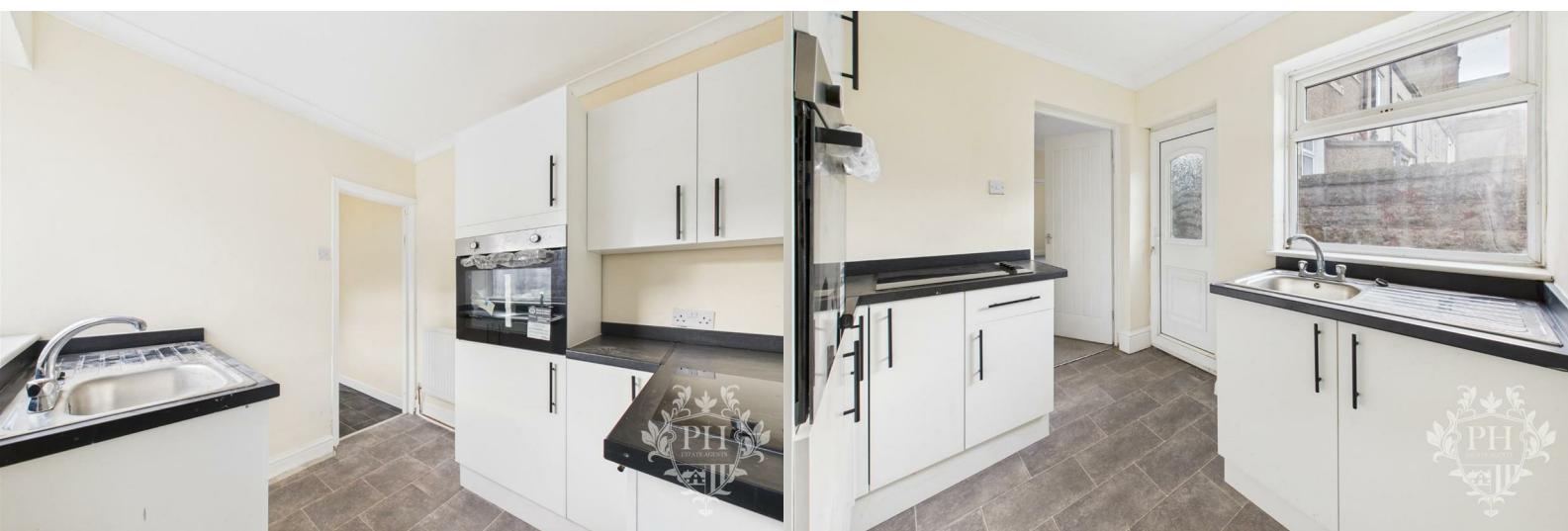


PH ESTATE AGENTS



22 Easington Street , Peterlee, SR8 3LD

Offers In The Region Of £65,000



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RECEPTION ROOM

10'10" x 14'10" (3.30m x 4.52m)

Stepping in from the street through a white uPVC double-glazed door, you are welcomed into a bright and inviting reception room. The space is well-proportioned, offering ample room for a comfortable two-piece suite along with additional storage furniture. Recently refreshed, the room features newly painted walls and a freshly laid carpet that adds warmth underfoot. A uPVC double-glazed window allows plenty of natural light to filter through, while a radiator ensures the room stays cosy throughout the year. Convenient understairs storage provides extra practicality, and from here you can access both the dining area and the staircase leading to the first floor.

DINING ROOM

13'5" x 14'0" (4.09m x 4.27m)

The dining area is positioned toward the rear of the property and offers versatile use as either a formal dining space or a second reception room. Like the reception area, this room has also been freshly painted and fitted with new carpeting, creating a clean and cohesive feel throughout. It is generously sized, allowing ample space for a large dining table along with additional storage units or decorative furniture. A uPVC double-glazed window brings in natural light, while a radiator ensures year-round comfort. From here, there is direct access to the kitchen, enhancing the room's practicality and flow.

KITCHEN

7'10" x 7'7" (2.39m x 2.31m)

The kitchen is fitted with a generous range of white wall, base, and drawer units, beautifully contrasted by dark worktops and finished with sleek black handles for a modern touch. To one side, a built-in electric oven paired with a ceramic hob provides a practical and stylish cooking area. A uPVC double-glazed window fills the room with natural light, while a matching uPVC door opens directly into the rear yard, offering convenient outdoor access. From the kitchen, you can step into the utility room, which provides ample space for freestanding appliances and helps keep the main kitchen area clutter-free and well-organised.

UTILITY

4'4" x 7'7" (1.32m x 2.31m)

The utility room is conveniently connected to the kitchen and offers ample space for freestanding appliances, helping to keep the main kitchen area clear and organised. It also features a frosted uPVC double-glazed window, allowing natural light to enter while maintaining privacy.

LANDING

3'6" x 11'7" (1.07m x 3.53m)

The landing features freshly laid carpet and provides access to two spacious bedrooms as well as the family bathroom. The area feels bright and welcoming, creating a smooth flow between the upstairs rooms.

BEDROOM ONE

11'1" x 11'9" (3.38m x 3.58m)

The first bedroom is positioned at the front of the property and offers generous space to comfortably accommodate a double bed along with additional storage furniture. The room has been refreshed with newly laid carpet and includes a convenient built-in storage cupboard. A uPVC double-glazed window welcomes natural light into the space, while a radiator ensures warmth and comfort throughout the year.

BEDROOM TWO

9'6" x 7'5" (2.90m x 2.26m)

The second bedroom is an attractive L-shaped room situated toward the rear of the property, offering a peaceful and private outlook. Despite its unique layout, the room comfortably accommodates a double bed along with smaller storage units, making it a versatile and functional space. It has been newly updated with fresh carpets and recently painted walls, creating a

clean and modern feel throughout. A uPVC double-glazed window allows natural light to brighten the room, while a radiator provides warmth and comfort year-round.

FAMILY BATHROOM

5'5" x 5'9" (1.65m x 1.75m)

The family bathroom features a modern three-piece suite comprising a panelled bath with shower attachments, a hand basin, and a low-level WC. The space is finished with contemporary tiled surrounds that add a clean, stylish touch, and a radiator provides warmth and comfort.

EXTERNAL

The property enjoys a secure, walled rear yard, providing a private outdoor space ideal for storage or seating. On-street parking is available directly outside. Conveniently located, the home is just a short drive from a range of local amenities and schools, making it well-suited for everyday living.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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