



Wordsworth Road

Easington Colliery, SR8 3DP

Asking Price £89,950



THREE BEDROOM HOME WITH GARDEN AND PARKING... Hunters are pleased to present to the market this well maintained mid terraced home situated on Wordsworth Road, Easington Colliery. Offering accommodation to include an entrance hallway, spacious lounge with French doors to the rear garden, dining kitchen, rear hallway, family bathroom and three first floor bedrooms, the property would make an excellent purchase for first time buyers, growing families or investors alike. Externally the home benefits from off street parking to the front and an enclosed rear garden with patio and lawn. Well placed for local amenities, schools and transport links, early viewing is recommended.



Hallway

Positioned to the front of the property, the hallway provides useful additional access between the ground floor bathroom and the dining kitchen.

Lounge 14'6" x 12'6" (4.42m x 3.82m)

A well proportioned principal reception room offering excellent space for everyday family living. The room is bright and comfortable, complemented by French doors opening directly into the rear garden, creating a lovely connection to the outdoor space and allowing in plenty of natural light.

Dining Kitchen 16'0" x 9'7" (4.88m x 2.93m)

Fitted with a good range of wall and base units with contrasting work surfaces, the dining kitchen provides practical space for both cooking and dining. There is room for a family table and chairs, tiled flooring, inset sink unit and space for appliances, making it a functional and sociable part of the home.

Family Bathroom 10'1" x 6'2" into recess (3.08m x 1.89m into recess)

The family bathroom has been fitted with a white suite comprising a panel bath with shower screen and shower attachment, pedestal wash hand basin and low level w/c. Finished with distinctive wall and floor tiling, the room offers a stylish and practical space for day-to-day use.

Rear Hallway

Positioned with access into the delightful rear gardens, this further entrance incorporates stairs to the first floor and a door leading into the lounge.

Landing

The first floor landing gives access to the three bedrooms and offers a clean and neutral continuation of the accommodation.

Master Bedroom 12'7" x 9'10" (3.86m x 3.01m)

A generous double bedroom situated to the rear of the property, offering ample space for bedroom furnishings. The room is attractively presented and enjoys a pleasant outlook over the rear garden.

Second Bedroom 11'2" x 7'0" (3.42m x 2.15m)

A comfortable second bedroom positioned to the front elevation. Ideal as a child's room, guest bedroom or study, the room provides versatile accommodation to suit a range of buyers.

Third Bedroom 8'0" x 7'10" (2.45m x 2.41m)

The third bedroom is a useful single room that could be utilised as a nursery, home office, dressing room or additional bedroom depending upon individual requirements.

Outdoor Space

Externally, the property benefits from a front forecourt providing off street parking. To the rear there is an enclosed garden featuring a paved patio seating area and a lawned section, offering a good balance of space for outdoor dining, entertaining and family use.

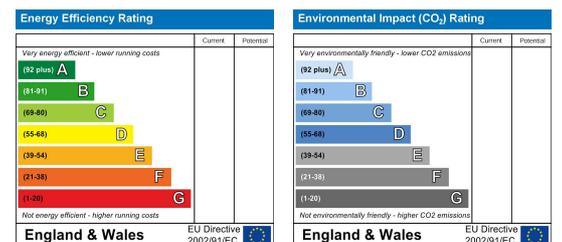
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.