HUNTERS®

HERE TO GET *you* THERE



West Avenue

Easington Colliery, SR8 3NP

Asking Price £33,000

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AN IDEAL INVESTMENT OR FIRST HOME - CASH BUYERS ONLY CONSIDERED .. Hunters are pleased to present to the market this two bedroom terraced house. Although in need of refurbishment the property provides a splendid opportunity to make it your own and should provide a rental return of £595 Pcm after the refurbishment. Situated in a popular area of Easington Colliery the property provides a convenient public bus route, local schools, shops and even a short distance from the scenic heritage coastline. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, a ground floor bathroom, two double bedrooms, gardens and a garage. For further information regarding Hunters comprehensive lettings management packages and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping centre. CHAINFREE, “SOLD AS SEEN” “All services/appliances have not and will not be tested”. EPC: C.







Entrance Hallway
Featuring a stairwell to the first floor, an external double glazed door opening into the gardens and a further door leading into the lounge.

Lounge 13'2" x 11'10" (4.02m x 3.63m)
The lounge offers views over the gardens through double glazed windows, a feature fireplace, radiator and a useful understairs cupboard.

Dining Area 8'7" x 7'8" (2.62m x 2.36m)
The dining area features an open aspect to the kitchen area and incorporates a radiator, door to the lounge and a further door offering access into the bathroom.

Kitchen Area 12'2" x 4'11" (3.72m x 1.52m)
The kitchen area features a range of wall and floor cabinets with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window overlooking the front courtyard. Additional accompaniments include a further double glazed window and an exterior double glazed door, an electric oven and hob and an open aspect to the dining area.

Bathroom
The bathroom includes a convenient storage cupboard, panel bath, a low level W/c and a hand wash basin set into a vanity cabinet.

Landing
Set at the top of the stairwell from the entrance hallway the landing offers access into both double bedrooms.

Master Bedroom 14'9" x 12'0" (4.50m x 3.66m)
Providing wonderful proportions, the master bedroom includes a double glazed window offering elevated views across the gardens, a useful storage cupboard concealing the gas boiler and a radiator.

Second Bedroom 15'3" x 8'1" (4.67m x 2.47m)
This equally well proportioned second double bedroom features a double glazed window and a radiator.

Outdoor Space
The property features a wonderful garden, ideal for outdoor recreation during the warm summer months and a front walled courtyard adjoining the garage.

Garage 15'2" x 7'7" (4.63m x 2.33m)
Positioned in the front grounds the garage features an up and over door, ideal for storage or secure standage for the family vehicle.

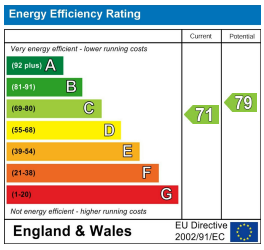
Area Map

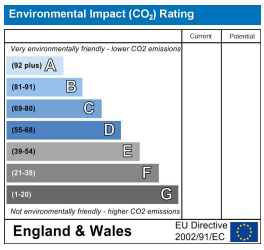


Floor Plans



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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com https://www.hunters.com