

HUNTERS[®]

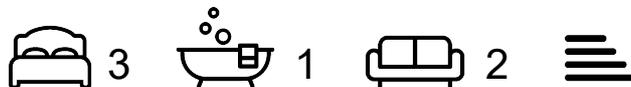
HERE TO GET *you* THERE



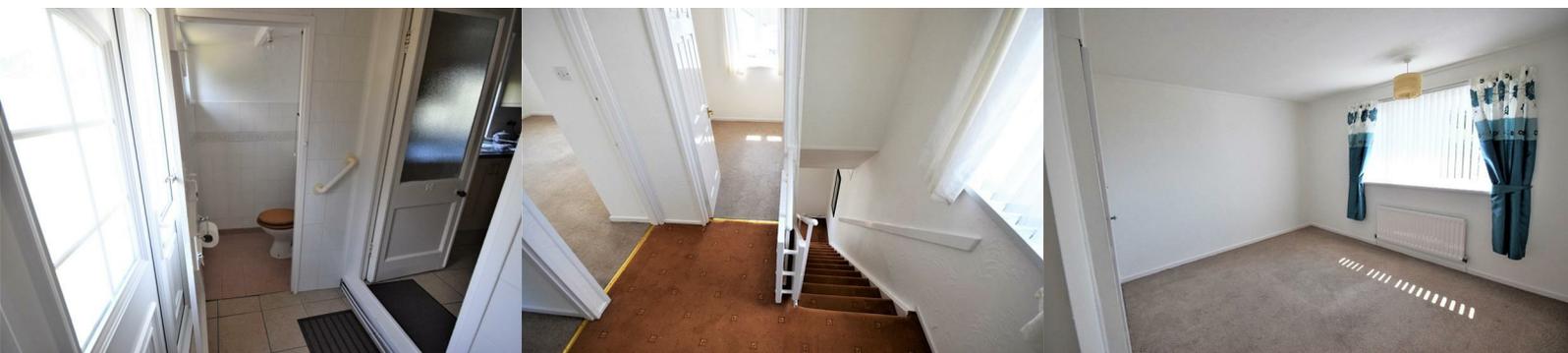
Dahlia Crescent

Easington, SR8 3HW

Price £95,000



WONDERFUL FAMILY HOME WITH CORNER GARDENS ... Hunters are delighted to present to the market this outstanding corner positioned semi detached house situated within an popular area in reach of local amenities, schools and the A19 which interlinks with all of the regions centres including Teesside, Sunderland and the historic City of Durham. The versatile accommodation includes a sizable entrance hall, two reception rooms, a kitchen with and adjoining utility room and ground floor W/c, three well appointed bedrooms, a family shower room W/c and fabulous corner positioned gardens. EPC: On Order, Council Tax Band A. For further information and viewings please contact your local Hunters Office situated in the Castle Dene Shopping Centre. "NO CHAIN"



Entrance Hall

A welcoming entrance hallway leading from the main porch which features a staircase to the first floor landing, an external double glazed door, a radiator and further door leading into the lovely lounge.

Lounge 11'7" x 13'9" (3.52 x 4.18)

Situated at the front of the home, the lounge incorporates a double glazed window complimented with an Adams style fireplace inset with marble and a living flame gas fire. Additional attributes include an open archway to the dining room and a radiator.

Dining Room 8'8" x 10'3" (2.63 x 3.13)

Nestled towards the rear of the property, the wonderful dining room offers a double glazed window providing unrestricted views across the private rear gardens, a radiator and an access door into the kitchen.

Kitchen 8'1" x 10'4" (2.47 x 3.14)

Positioned adjacent to the dining room at the rear of the home, the kitchen offers an array of both wall and floor cabinets finished in light beech with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the gardens. Accompaniments include an integral oven and hob positioned beneath a concealed extractor hood, space for a fridge freezer, convenient tiled flooring and a partially glazed door leading into the adjoining utility room.

Utility Room 4'4" x 8'2" (1.31 x 2.49)

A useful room which offers an exterior double glazed door accompanied with a double glazed window to the side corner gardens, tiled flooring, a wall mounted gas boiler and underbench plumbing for an automatic washing machine.

Cloakroom W/c

Leading from the utility room, the cloakroom features a low level Wc, tiled flooring and a double glazed window.

Landing

A delightful area at the top of the stairs leading from the hallway, the landing features a double glazed window, convenient loft access and doors opening into the three bedrooms and the family shower room.

Master Bedroom 8'9" x 13'3" (2.66 x 4.04)

Situated at the front of the property the master bedroom incorporates a double glazed window, a radiator and wardrobe.

Second Bedroom 12'0" x 12'1" (3.66 x 3.69)

Located at the rear, the second bedroom features a double glazed window, a radiator and a wardrobe.

Third Bedroom 8'6" x 8'7" (2.59 x 2.62)

The lovely third bedroom includes a double glazed window and a radiator.

Shower Room W/c 5'8" x 7'1" (1.72 x 2.17)

The well presented shower room offers an attractive corner glazed shower enclosure, a low level W/c and a pedestal hand wash basin. Additional attributes include a double glazed frosted window to the rear, a radiator and tiled walls.

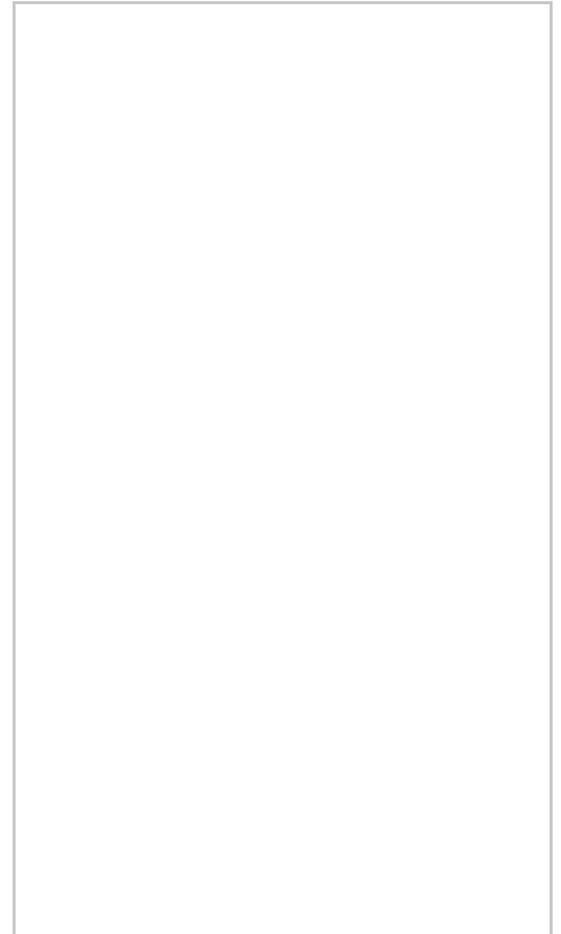
Outdoor Space

Positioned on an enviable corner site, the gardens are an ideal accompaniment for families. To the front the gated gardens comprise mostly of lawns which flow round the side of the residence leading to the enclosed rear gardens.

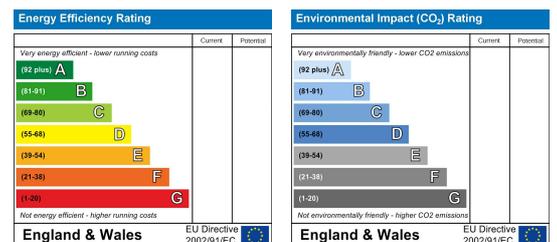
Area Map



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.