

# HUNTERS®

HERE TO GET *you* THERE



## Thomas Street

Easington Colliery, SR8 3LT

Offers Over £55,000



PERFECT INVESTMENT OPPORTUNITY – THREE BEDROOM HOME WITH WEST-FACING GARDEN. Hunters are pleased to offer to the sales market this well-presented three-bedroom property, ideal for investors seeking a high-yield rental opportunity. Situated in a popular residential area within easy reach of local schools, shops, the stunning Heritage Coastline, and excellent transport links via the A19, this home provides strong tenant appeal. The property is also conveniently located for access to Durham, Seaham, Sunderland and Teesside. The accommodation briefly comprises: a spacious lounge, kitchen, family bathroom, three well-proportioned bedrooms, and delightful west-facing gardens. The home benefits from double glazing throughout and gas central heating via a combination boiler. Currently available with no onward chain, this property presents a fantastic opportunity to expand your rental portfolio.



Entrance Hallway

Located at the front of the home the entrance hallway features an external door opening into the front walled courtyard and internal doors opening into both the bathroom and the dining kitchen.

Dining Kitchen 12'5" x 9'1" (3.79m x 2.77m)

A wonderful room which provides a wealth of both wall and floor cabinets finished in walnut colour tones with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window overlooking the front courtyard. Accompaniments include plumbing for an automatic washing machine and an integral electric cooker, a radiator and a further dor providing access into the lounge.

Lounge 14'1" x 13'10" (4.30m x 4.22m)

This larger than average reception room is positioned to the rear of the home and offers double glazed windows providing pleasant views across the west facing rear gardens. Additional attributes include a radiator and doors opening into the kitchen and rear hallway.

Rear Hallway

Offering access into the rear west facing gardens by means of a double glazed exterior door, the rear hallway also includes a radiator and a stairwell to the first floor landing area.

Landing

With doors to the three well appointed bedrooms.

Master Bedroom 15'8" x 11'7" (4.78m x 3.54m)

Located towards the rear of the property the master bedroom features an array of fitted wardrobes, a radiator and double glazed windows which overlook the west facing rear gardens.

Second Bedroom 11'6" x 11'0" (3.51m x 3.36m)

Set at the front of the home, the second double bedroom features a radiator and double glazed windows.

Third Bedroom 8'5" x 7'8" (2.59m x 2.35m)

Nestled adjacent to the second bedroom, this third well appointed bedroom offers a radiator and a double glazed window.

Bathroom 9'1" x 6'2" into recess (2.79m x 1.88m into recess)

The delightful family bathroom features a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Further attributes include a radiator and a double glazed frosted window to the front of the home.

Outdoor Space

At the front of the property there is a sizable walled courtyard whilst to the rear there are wonderful west facing gardens with a larger than average paved patio preceding the lawns, ideal for families during the warm summer months.

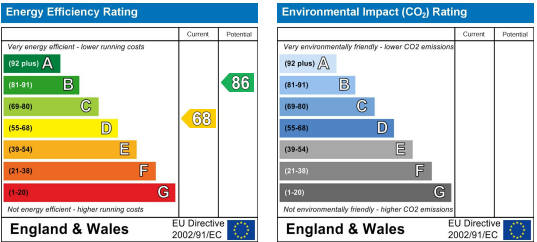
Area Map



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.