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Holm Hill Gardens

Easington Colliery, SR8 3JT

Asking Price £109,950



SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - GARAGE ... This spectacular two-bedroom semi-detached house offers a perfect blend of comfort and modern living, ideally situated providing accessibility onto the A19 which interlinks with Sunderland, Teesside, the historic City of Durham and a variety of local amenities, making it a convenient choice for both commuting and daily life. Upon entering, you are welcomed into a lovely lounge which opens into the contemporary dining kitchen which is well-equipped, catering to all your culinary needs. Additionally, the property features a convenient ground floor W/c and a versatile hobby room located at the rear of the garage, providing an excellent space for creative pursuits or extra storage. The two double bedrooms are generously sized and the bathroom is well-appointed, offering a tranquil retreat. Outside, the tiered gardens are a delightful feature, complete with synthetic turf that requires minimal maintenance, allowing you to enjoy the outdoors without the hassle of upkeep. The property also benefits from a new gas combi boiler with a five year guarantee, ensuring efficient heating and hot water throughout the year. For added convenience, there is a garage and a double driveway, providing ample parking space. This charming semi-detached house is an excellent opportunity for those seeking a comfortable home in a popular location. With its modern amenities and inviting atmosphere, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own and call " Hunters " to arrange a viewing.



Entrance Hallway

The delightful entrance features an exterior double glazed door accompanied with a radiator and a stairwell to the first floor.

Lounge 13'5" x 9'3" (4.11m x 2.84m)

Situated at the front of the residence this enchanting reception incorporates double glazed windows which provide lovely views across the front grounds complimented with attractive laminated flooring, a radiator and accessibility into both the ground floor W/c facility and the dining kitchen.

Dining Kitchen 12'6" x 9'4" (3.83m x 2.85m)

Nestled towards the rear of the home, the eye-catching contemporary dining kitchen provides a wealth of floor cabinets finished in gloss white colour tones with brushed steel effect handles and contrasting laminated work surfaces which integrate a double bowl sink and drainer unit complete with mixer tap fitments positioned below a double glazed window offering wonderful views across the convenient paved patio and private landscaped gardens. Additional attributes include a brushed steel finished gas hob and electric oven, plumbing for an automatic washing machine, a radiator, convenient tiled flooring and an exterior double glazed door opening into the gardens. The wall mounted gas combination boiler had been installed in March 2025 and is attributed with a five year guarantee which will provide peace of mind for the fortunate new owners.

Ground Floor W/c

Snugly set into the understair recess, this advantageous facility features a low level W/c accompanied with a hand wash basin, tiled flooring and a radiator.

Landing

The welcoming first floor landing encompasses a newel posted spindle balustrade, loft access and stairs leading to the entrance hallway.

Master Bedroom 12'7" x 8'2" (3.84m x 2.50m)

Positioned towards the rear of this beautiful home, the master bedroom provides wonderful elevated views across the rear gardens through double glazed windows and a radiator.

Second Bedroom 12'7" x 7'10" (3.84m x 2.39m)

The second double bedroom incorporates double glazed windows offering elevated views across the front grounds, a radiator and a useful storage cupboard.

Bathroom 6'9" x 5'6" (2.07m x 1.69m)

The fabulous bathroom features a white suite comprising of a panel bath complete with shower mixer tap fitments and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Further accompaniments include tiled flooring, a radiator and a double glazed vanity window located at the side of the home.

Outdoor Space

The gardens at the front of the property have been integrated into a sizable block paved driveway, servicing all the off road parking needs for the household. To the rear, the undulating tiered gardens have been attractively landscaped into sections with railway sleeper style retaining walling and synthetic turf finished with crushed slate boarders, culminating at a splendid sizable paved patio accessed via the dining kitchen accompanied with an outdoor water tap. ideal for entertaining guests and al-fresco dining in the warm summer months.

Hobby Room / Store 7'10" x 7'2" (2.40m x 2.20m)

Neatly partitioned from the main garage, this ideal Hobby Room / Store provides access into both the rear gardens and the garage featuring a double glazed exterior door accompanied with a double glazed window.

Garage 15'11" x 7'10" (4.87m x 2.40m)

The attached sizable garage, currently facilitated at a gym, incorporates an up and over door opening onto the double driveway and a further door leading into the hobby room at the rear of the garage.

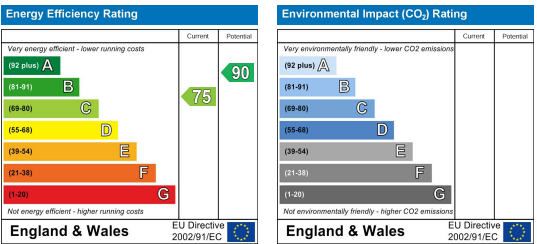
Area Map



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.