



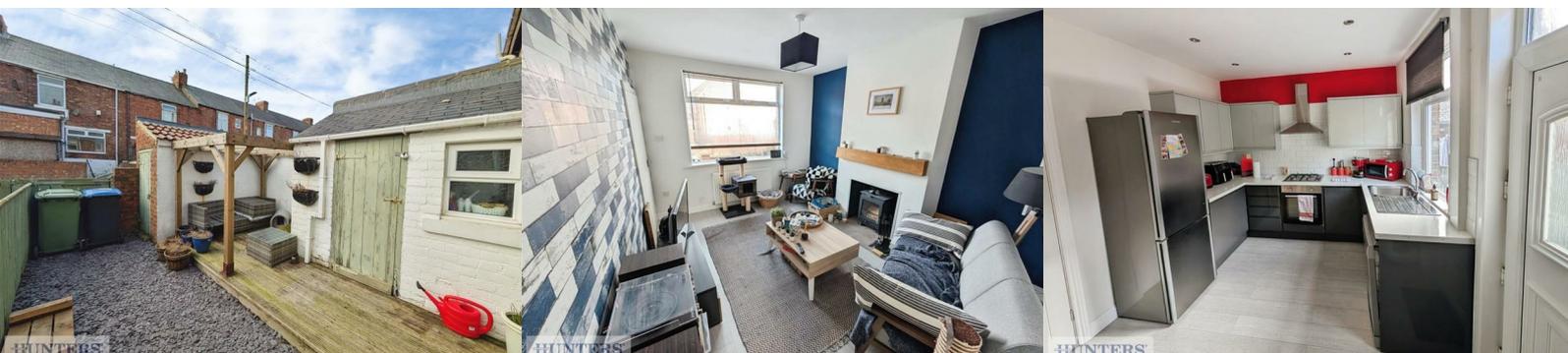
## Grange Avenue

Easington Village, SR8 3EH

Asking Price £85,000



STYLISH TWO BEDROOM HOME WITH OFF STREET PARKING IN SOUGHT AFTER EASINGTON VILLAGE... Situated in the Grange Avenue, Easington Colliery, this beautifully presented two-bedroom home offers stylish accommodation throughout and is ideal for a range of buyers including first-time buyers, downsizers and investors alike. The property has been well maintained and improved by the current owners, featuring a modern lounge with attractive feature fireplace and inset stove, a contemporary dining kitchen perfect for everyday living, a useful utility area, two well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from off street parking to the front and a low maintenance rear garden/yard with decked seating area and useful brick-built storage. Ready to move straight into, this is a superb home in a sought-after village location, with early viewing highly recommended.



### Entrance Hallway

A welcoming entrance hallway setting the tone for the rest of this well-presented home, finished in light contemporary tones with attractive flooring and a clean, modern feel throughout. The hallway offers access to the principal ground floor accommodation and staircase to the first floor, creating a practical and inviting first impression for both residents and guests alike.

### Lounge 12'11" x 10'9" (3.94m x 3.28m)

Positioned to the front of the property, this beautifully presented lounge is a stylish yet comfortable reception space, ideal for everyday living. A large double glazed window allows for plenty of natural light, enhancing the bright and airy atmosphere, while the feature fireplace with inset stove creates a lovely focal point and adds real character to the room. Finished with modern décor and attractive feature walls, the lounge offers ample space for seating and furnishings, making it an ideal room for relaxing or entertaining.

### Dining Kitchen 12'11" x 9'6" (3.94m x 2.92m)

Located to the rear of the home, the dining kitchen is a superb modern space fitted with a range of contemporary wall and base units complemented by work surfaces and splashback tiling. Incorporating a sink and drainer unit, integrated oven and hob with extractor canopy above, and further appliance space, the room is both practical and stylish. There is also sufficient space for a dining table and chairs, making this an excellent social hub of the home for everyday family life, casual dining, or entertaining. A rear facing window and access onward to the utility and rear west facing gardens help make this a bright and functional room.

### Utility

An excellent additional space situated off the kitchen, providing further practicality and convenience. The utility area offers extra room for appliances, storage, and day-to-day household use. This useful area enhances the layout of the property well, particularly for buyers seeking a home with added functionality beyond the standard two-bedroom layout.

### Landing

To the first floor, the landing provides access to both bedrooms and the family bathroom. Finished in neutral tones, this area continues the well-kept presentation found throughout the property and links the first-floor accommodation in a simple and practical layout.

### Master Bedroom

A generous and well-proportioned principal bedroom, attractively presented and enjoying a pleasant outlook via a double glazed window. The room offers ample floor space for a double bed along with additional bedroom furnishings, making it a comfortable and restful retreat. Finished in neutral décor with fitted carpeting, this is a bright and inviting room well suited to a range of buyers.

### Second Bedroom 9'10" x 7'5" (3.02m x 2.27m)

The second bedroom is a well-presented and versatile space, currently lending itself well to use as a bedroom, nursery, dressing room, or home office. A double glazed window provides good natural light, while the room's proportions allow for practical use depending on the buyer's needs. Ideal for first-time buyers, downsizers, or those working from home, this is a very useful second room.

### Bathroom 6'9" x 6'4" (2.08m x 1.95m)

The bathroom has been stylishly updated and is fitted with a modern white suite comprising of a double shower enclosure with a glazed screen, low level W/C, and wash hand basin with useful vanity storage. Finished with contemporary tiling and modern fittings, the room offers a clean, smart, and low-maintenance space, with a frosted double glazed window allowing for natural light while maintaining privacy.

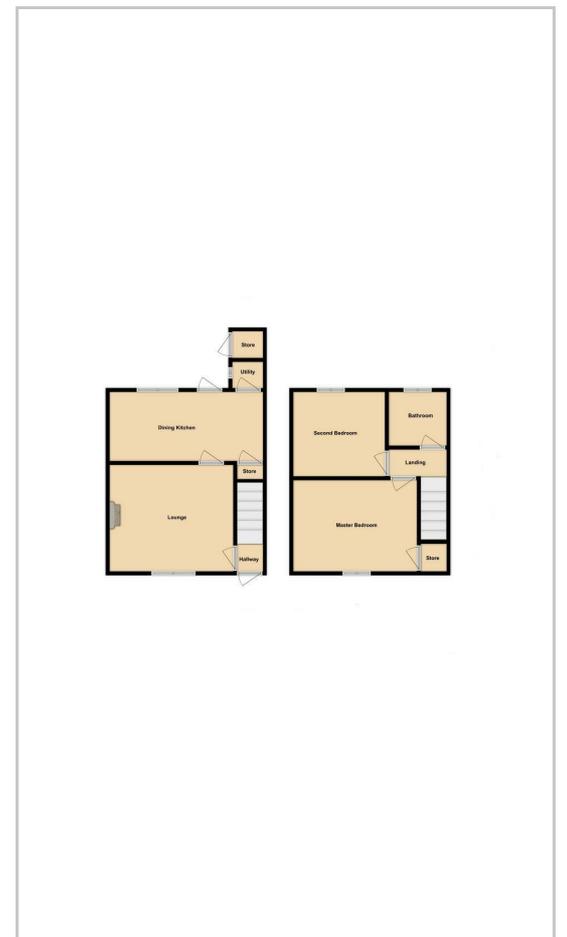
### Outdoor Space

Externally, the property benefits from a low-maintenance rear courtyard/garden space designed for practicality and enjoyment. The area includes decked seating space, ideal for outdoor furniture and relaxing in the warmer months, together with gravelled sections for ease of upkeep. There is also useful brick-built external storage, adding further practicality. To the front, the property benefits from off street parking via a private driveway, a highly desirable feature for a home of this style and location.

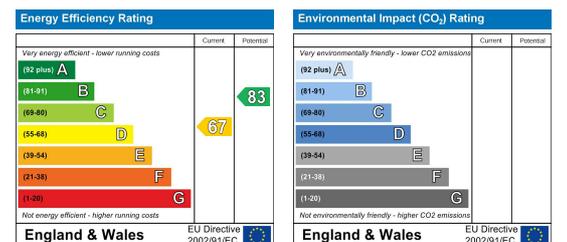
## Area Map



## 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.

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