



**STUART
EDWARDS**

Easington Street

Easington Colliery, Peterlee SR8 3LD

- NEWLY REFURBISHED MID TERRACED HOUSE
 - 2 DOUBLE BEDROOMS
 - NEW KITCHEN & BATHROOM
 - NEWLY DECORATED
 - REAR YARD
- AVAILABLE IMMEDIATELY
- LOUNGE & DINING ROOM
 - UTILITY ROOM
- NEW FLOOR COVERINGS
- UNFURNISHED

£525 Per Calendar Month

Council Tax Band: A EPC Rating: D

FULL DESCRIPTION

Newly refurbished mid terraced house available immediately on an unfurnished basis.

Accessed via a UPVC glazed entrance door to the lounge, through dining room and newly fitted modern kitchen with oven hob and a useful utility room. Stairs from the lounge lead to the first floor landing, 2 double bedrooms and a newly fitted bathroom suite.

Externally there is on street parking to the front and an enclosed yard to the rear.

Benefiting from gas central heating, UPVC double glazing, new floor coverings and re-decoration throughout.

The property is situated within easy reach of, local amenities, schools and the A19 is also close by for commuting throughout the region.

Ready to move into, viewing is essential.

LOUNGE

15'1" x 10'9"

UPVC glazed entrance door leading to the lounge with radiator, coved ceiling, stairs to the first floor landing. Opening onto the dining room.

DINING ROOM

15'1" x 13'9"

Radiator and coved ceiling.

KITCHEN

8'2" x 7'6"

Newly fitted range of modern wall and floor units with contrasting laminate worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. Integrated stainless steel oven and ceramic hob, coved ceiling, vinyl flooring and UPVC rear entrance door.

UTILITY ROOM

7'6" x 4'3"

Vinyl flooring and plumbed for automatic washing machine.

FIRST FLOOR LANDING

BEDROOM 1

11'9" x 11'1"

Radiator and storage cupboard.

BEDROOM 2

12'1" x 9'10"

Radiator.

BATHROOM

7'6" x 5'6"

Newly fitted white suite comprising, close coupled wc, pedestal wash hand basin, panel bath, tiled walls, vinyl flooring and radiator.

REAR YARD

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1900-0936-0222-3020-3193>



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.