



**Rutherford View, Easington Colliery Peterlee SR8 3JP**

**welcome to**

## **Rutherford View, Easington Colliery Peterlee**

This charming three-bedroom detached home, set on a generous plot, presents an ideal opportunity for both first-time buyers and investor. Outside, the property boasts a gated front garden and a well-maintained rear garden with a paved seating area and lush lawn, perfect for outdoor relaxation

### **Entrance Porch**

UPVC double glazed door to front , UPVC double glazed window to side, storage cupboard.

### **Reception Room**

20' x 15' 2" Max ( 6.10m x 4.62m Max )

UPVC double glazed window to front, laminate flooring, two radiator, staircase to first floor, under stairs nook, UPVC double glazed window to side.

### **Kitchen**

7' 8" x 15' 2" ( 2.34m x 4.62m )

Two UPVC double glazed window to rear, range of matte wall and base units with contrasting laminate working surfaces, single stainless steel sink with drainer and mixer tap, subway tiled splash back, stainless steel extractor hood, freestanding electric oven and hob, plumbing for washing machine, space for dryer, radiator, UPVC double glazed door to side, tiled flooring.

### **First Floor**

#### **Landing**

UPVC double glazed window to side, loft hatch access.

#### **Family Bathroom**

Three piece white suite with white panelled bath with mixer taps and 'Triton' electric shower over, tiled walls, low level low flush wc, pedestal wash hand basin, UPVC double glazed window to side, chrome heated towel rail.

#### **Bedroom 1**

8' 7" x 14' ( 2.62m x 4.27m )

UPVC double glazed window to front, radiator.

#### **Bedroom 2**

8' 8" x 14' ( 2.64m x 4.27m )

UPVC double glazed window to rear, radiator, built in storage cupboard/ wardrobe.

#### **Bedroom 3**

8' 4" x 6' 3" ( 2.54m x 1.91m )

UPVC double glazed window to front, radiator.

### **Externally**

#### **Front Garden**

Palisade with garden to front, paved footpath leading to front door, gated access to side.

#### **Rear Garden**

Paved seating area, grave area, mature hedges, tarmac driveway.





***view this property online*** [mannersandharrison.co.uk/Property/HAR118609](https://mannersandharrison.co.uk/Property/HAR118609)



welcome to

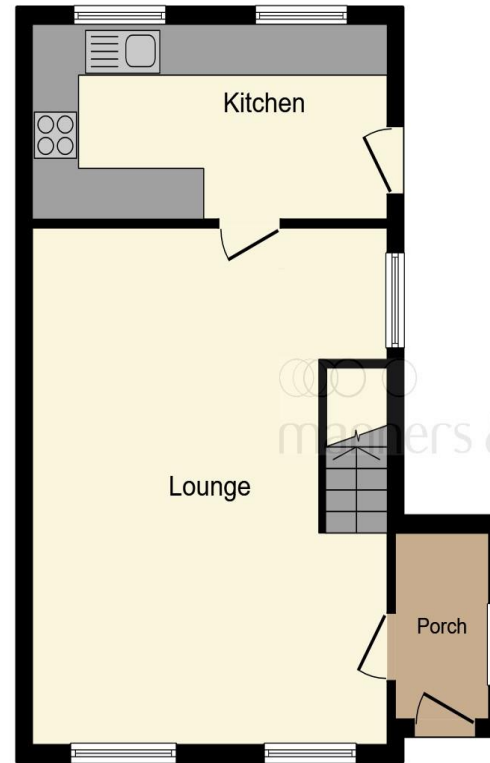
## Rutherford View, Easington Colliery

### Peterlee

- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- FRONT AND REAR GARDENS
- VIEWINGS HIGHLY RECOMMENDED

Tenure: Freehold EPC Rating: D

**£100,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [mannersandharrison.co.uk/Property/HAR118609](http://mannersandharrison.co.uk/Property/HAR118609)



Property Ref:  
HAR118609 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.