

# HUNTERS®

HERE TO GET *you* THERE



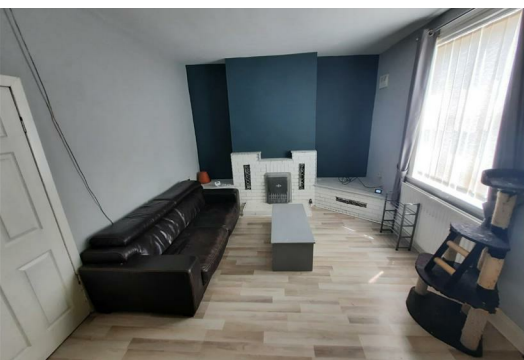
## Ascot Street

Easington Colliery, Peterlee, SR8 3RU

£49,950



IDEAL BUY-TO-LET INVESTMENT - OVER 11% YIELD POTENTIAL ... Hunters are pleased to present to the sales market this three bedroom terraced property which should realise a rent of £550pcm. The property is situated within reach of all local amenities including shops, schools and the scenic heritage coastline and the A19 which interlinks with Teesside, Sunderland and Durham City. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, three well appointed bedrooms, a family bathroom, gated off street parking on the rear courtyard and both gas central heating and double glazing. EPC: D, Council Tax Band A. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre. "No Chain"



### Entrance Hallway

A welcoming entrance which features an external double glazed door and a further door leading into the lounge.

Lounge 15'10" x 12'3" into recess (4.83m x 3.74m into recess)  
Situated at the front of the property, this larger than average principle reception room includes a double glazed window complimented with laminated flooring and a radiator.

Dining Kitchen 15'5" x 13'6" into recess (4.72m x 4.12m into recess)

Nestled towards the rear of the home the sizable reception kitchen includes a selection of wall, floor and display cabinets, laminated work surfaces and a recessed stainless steel sink and drainer unit complete with mixer tap fitments. Additional attributes include plumbing for an automatic washing machine, stairs to the first floor, a radiator and two double glazed windows accompanied with an external door opening into the rear courtyard gardens.

### First Floor Landing

Positioned at the top of the stairs from the dining kitchen, the landing area features convenient loft access.

Master Bedroom 12'10" x 9'3" (3.92m x 2.82m)

Set towards the rear of the property the master bedroom includes a fitted double wardrobe, a radiator and double glazed windows.

Second Bedroom 13'4" x 8'5" (4.08m x 2.57m)

This equally well appointed additional double bedroom features a double glazed window overlooking the front elevation and a radiator.

Third Bedroom 8'11" x 7'6" (2.74m x 2.31m)

Located adjacent to the second bedroom at the front of the property this appealing bedroom includes a double glazed window and a radiator.

Family Bathroom 7'0" x 5'4" into recess (2.15m x 1.63m into recess)

The family bathroom features a white suite comprising of a panel bath complete with mixer tap fitments and an overhead electric shower, a low level W/c and a pedestal hand wash basin. Further accompaniments include a radiator and a double glazed window.

### Outdoor Space

The property provides a wonderful outdoor space in the form of a gated and walled courtyard, ideal for secure off street parking.

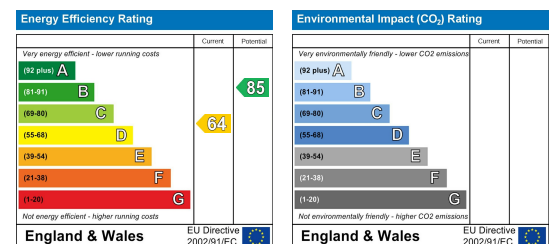
### Area Map



### 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.