



## Ashton Street

Easington Colliery, SR8 3QQ

Asking Price £45,000



IDEAL INVESTMENT WITH SITTING TENANT... This delightful two bedroom end terraced property offers a superior standard of interior accommodation to include an entrance hallway, a lounge, kitchen, bathroom and a lovely south facing enclosed rear courtyard. The property is located within reach of the attractive coastline together with the A19 which interlinks with all regional centres including, Seaham, Durham, Hartlepool and Sunderland. The tenant has been residing in this property for 6 years and is currently paying £400pcm.



## ENTRANCE HALL

The welcoming hallway includes a double glazed exterior door, a feature stairwell to the first floor landing area, radiator and a door to the lounge.

## LOUNGE 9'10" x 14'3" (3 x 4.34)

The beautifully presented lounge positioned at the front of the residence offers a double glazed window and a useful understairs storage cupboard. Further accompaniments include a radiator and a door providing accessibility into the eye catching kitchen.

## KITCHEN

Nestled to the rear of this lovely home, the well appointed kitchen offers an array of light beech coloured wall and floor cabinets finished with contrasting black granite effect laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings and an integral electric oven, gas hob and an overhead extractor canopy. Further attributes include plumbing...

## INNER HALLWAY 4'4" x 4'9" (1.32 x 1.45)

This useful area includes a storage cupboard and offers accessibility into the splendid refitted family bathroom.

## BATHROOM

The attractive refitted family bathroom includes a splendid white suite comprising of a panelled bath, a low level W/c and a pedestal hand wash basin. Further attributes include a double glazed window set to the rear of the property, a radiator and beautifully finished tiling.

## LANDING

Located at the top of the stairwell from the first floor entrance hallway which includes a double glazed window positioned at the rear of the residence and interior doors opening into both well appointed bedrooms.

## MASTER BEDROOM 10'3" x 9'8" (3.12 x 2.95)

The larger than average master bedroom is located at the front of the home which includes a double glazed window, a radiator and a useful storage cupboard concealing the gas central heating combination boiler.

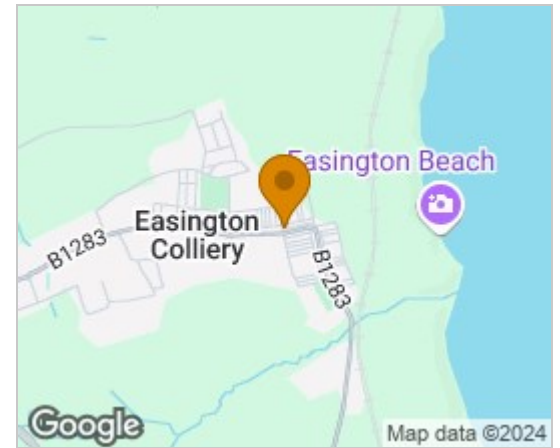
## SECOND BEDROOM 6'7" x 9'8" (2.01 x 2.95)

Located at the rear of the home, the neutrally decorated second bedroom features a double glazed window and a radiator.

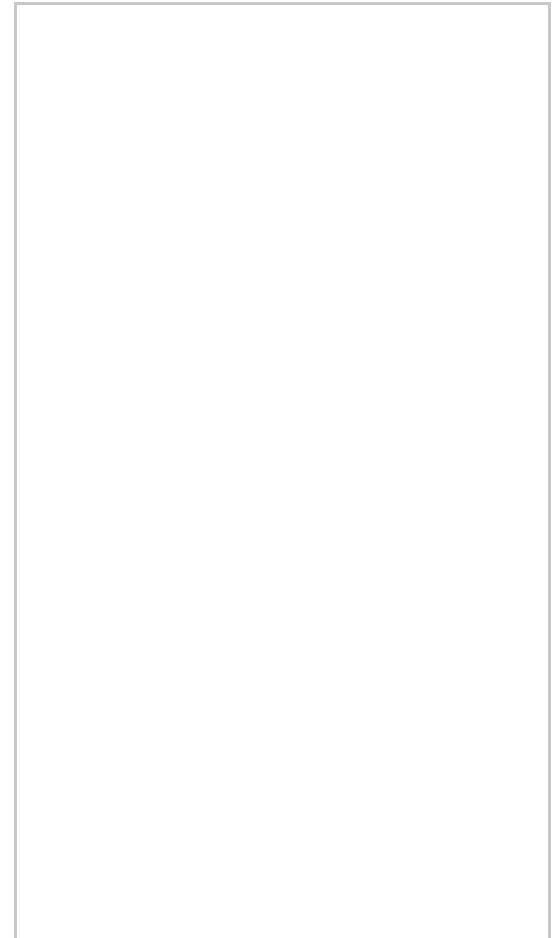
## YARD

The splendid south facing enclosed rear courtyard provides a welcoming exterior retreat during the warm summer months accessed via the door from the kitchen and gated entrance from the rear lane. Furthermore, the courtyard offers two useful access doors to a brick storage outbuilding.

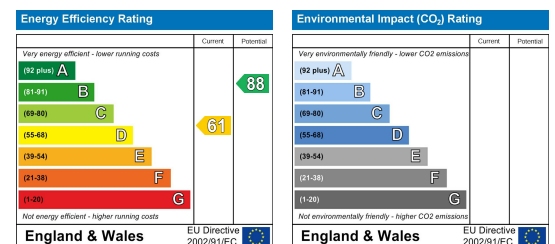
## Area Map



## 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.