

# HUNTERS®

HERE TO GET *you* THERE



## Seaside Lane South

Easington Colliery, SR8 3PN

Offers Over £74,950



A WONDERFUL HOME OR INVESTMENT - VIDEO TOUR AVAILABLE ... Hunters are pleased to present to the market this well presented three bedroom family home which is conveniently placed for access onto the A19 which interconnects with all regional centres including the City of Durham, local schools and the scenic Heritage Coastline. The property, we are reliably informed, was facilitated in the past as a local Doctors surgery and hence provides a larger than average footprint. The accommodation briefly comprises of three larger than average bedrooms and a family bathroom, a lounge, dining room, kitchen, ground floor W/c, a convenient south facing rear courtyard and both gas central heating and double glazing. We would anticipate a monthly rent yield to be £600pcm, for further information regarding Hunters comprehensive lettings management services and viewings please contact your local Hunters Office situated in the nearby Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The welcoming entrance features an external double glazed door, a radiator and stairs to the first floor.

Lounge 13'4" x 11'6" (4.08m x 3.51m)

Situated at the front of the home, the principle reception room incorporates a lovely double glazed bay window, laminated flooring and a radiator.

Dining Room 11'9" x 11'5" (3.59m x 3.50m)

Nestled towards the rear of the residence the impressive dining room features a double glazed window which overlooks the rear south facing courtyard, a storage cupboard, continuation of the laminate flooring from the entrance hallway and a radiator.

Kitchen 9'6" x 9'1" (2.90m x 2.79m)

The sizable kitchen offers a wealth of both wall and floor cabinets finished in contemporary white colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window, an external door granting access into the rear courtyard, a radiator, plumbing for an automatic washing machine and both an electric oven and hob positioned below an elevated brushed steel extractor canopy.

Ground floor W/c

This useful facility incorporates a low level W/c and a double glazed window accompanied with a fitted storage cupboard concealing the gas central heating boiler.

Landing

The niche landing area features an eye catching newel posted spindle balustrade and a useful storage cupboard.

Master Bedroom 15'0" x 11'0" (4.58m x 3.37m)

Situated at the front of the property the master bedroom incorporates a double glazed window and a radiator.

Second Bedroom 11'10" x 8'10" (3.62m x 2.71m)

Located at the rear of this impressive home this further double bedroom features a double glazed window and a radiator.

Third Bedroom 9'1" x 6'3" (2.79m x 1.91m)

The delightful third bedroom offers a double glazed window overlooking the rear south facing courtyard and a radiator.

Family Bathroom 6'0" x 5'7" (1.85m x 1.71m)

The family bathroom offers a white suite comprising of a panel bath complete with shower mixer tap fitments and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window to the rear, partial wall tiling and a radiator.

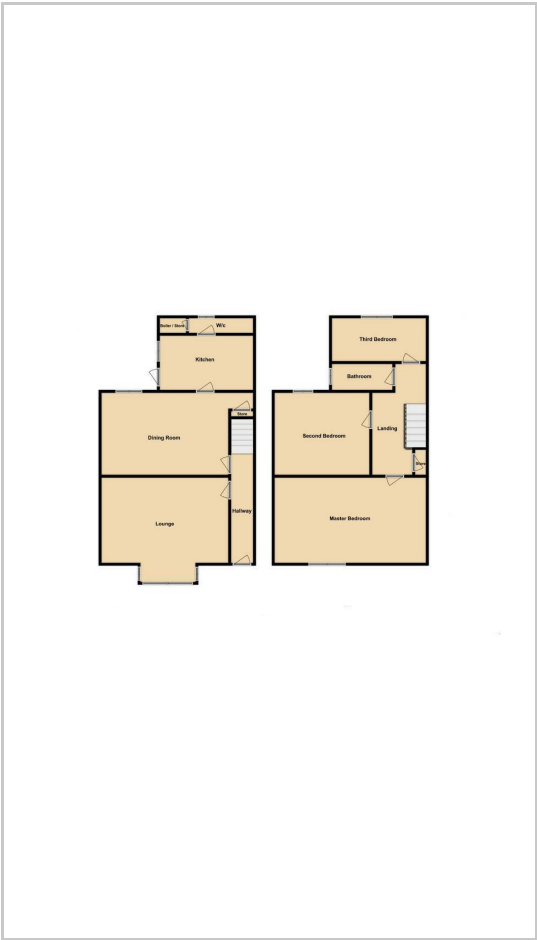
Outdoor Space

Towards the rear of the property the generously appointed enclosed courtyard is facing predominantly south and features a useful brick outbuilding, a pleasant covered area and a gate to the rear access road.

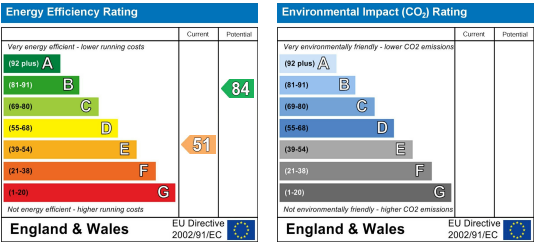
Area Map



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.