



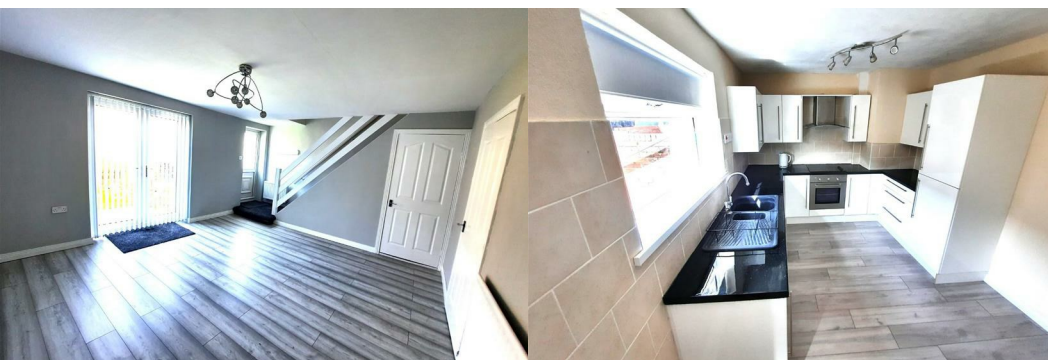
## Hawthorn Street

Easington Colliery, SR8 3LY

Offers In The Region Of £59,950



VIDEO AVAILABLE TO VIEW - Nestled in Hawthorn Street of Easington Colliery, this mid-terrace house is a true gem waiting to be discovered. Boasting one reception room, a delightful dining kitchen, three cosy bedrooms, a well-appointed bathroom and gardens, this property offers a comfortable living space perfect for a small family or as an investment opportunity. With a beautiful decorative finish throughout, this house exudes warmth and character, making it an ideal choice for those seeking a place to call home. The contemporary dining kitchen adds a modern touch to the traditional charm of the property, providing a perfect space for family meals and entertaining guests. Additionally, being conveniently located near schools, shops, and the scenic heritage coastline, this house offers both convenience and access to amenities for a well-rounded lifestyle. Whether you're looking for a cozy first home or a promising investment with a rental potential of £550 per calendar month, this property on Hawthorn Street is sure to capture your heart. "No Onward Chain"





### Entrance Hallway

Situated at the front of the home the entrance features a double glazed external door opening into the walled forecourt, convenient floor tiling and doors leading into the bathroom and the kitchen.

### Lounge 18'5" x 13'9" into recess (5.62m x 4.20m into recess)

Nestled towards the rear of the property this delightful reception room incorporates two double glazed patio doors opening directly into the charming gardens accompanied with a further double glazed door complimenting the attractive laminated flooring. Additional attributes include an open staircase to the first floor with a useful understairs storage cupboard, a radiator and a door to the impressive dining kitchen.

### Dining Kitchen 12'0" x 9'4" (3.66m x 2.85m)

Recently refitted with a contemporary finish the eye catching dining kitchen features an array of both wall and floor cabinets finished in gloss white colour tones and contrasting black granite effect work surfaces integrating a coloured thermoplastic sink and drainer unit complete with mixer tap fittings placed beneath a double glazed window overlooking the walled forecourt. Accompaniments include a continuation of the attractive laminated flooring from the lounge, plumbing for an automatic washing machine, a radiator, an integral fridge freezer and an electric oven and hob set below an elevated brushed steel effect extractor canopy.

### Bathroom 10'0" x 5'11" into recess (3.06m x 1.81m into recess)

The delightful family bathroom incorporates a white suite comprising of an electric shower positioned above the panel bath complete with a glazed shower screen, a low level Wc, pedestal hand wash basin, frosted double glazed windows and an elevated chrome finished heated towel radiator.

### Landing

Providing convenient loft access and doors to the three well appointed bedrooms.

### Master Bedroom 15'1" x 11'7" (4.62m x 3.55m)

Positioned at the rear of this lovely home, the larger than average master bedroom features a double glazed window providing elevated views across the gardens, a radiator and a useful storage cupboard.

### Second Bedroom 11'10" x 10'4" (3.61m x 3.15m)

Situated at the front of the property the second double bedroom offers a double glazed window, a convenient storage cupboard which conceals the gas combi boiler and a radiator.

### Third Bedroom 8'5" x 7'10" (2.59m x 2.40m)

A wonderful third bedroom which incorporates a double glazed window providing views across the front walled forecourt and a radiator.

### Outdoor Space

At the front of this delightful family home the walled forecourt incorporates a gated access to the road and a useful brick outbuilding. To the rear, there are well appointed lawned gardens complete with a paved patio accessed via the patio doors from the lounge, ideal for al-fresco dining in the warm summer months.

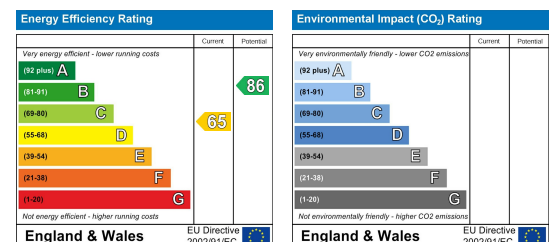
## Area Map



## 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.