

HUNTERS[®]

HERE TO GET *you* THERE



West Avenue

Easington Colliery, Peterlee, SR8 3NN

Offers Over £59,950



WONDERFUL EXTENDED HOME - WEST FACING REAR GARDENS - NO ONWARD CHAIN ... Hunters are pleased to present to the market this ideal first home or property investment which should realise a rent return of £575 Pcm. West Avenue is placed in a popular area within reach of the scenic Heritage Coastline providing lovely coastal walks, local schools, shops and the A19 which provides easy commuting to Durham City, Sunderland, Teesside and beyond. The accommodation briefly comprises of two double bedrooms, an extended lounge which overlooks the rear west facing gardens, an eye catching dining kitchen, family bathroom and both double glazing and gas central heating. Council Tax Band A, EPC: C. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

Located at the front of this wonderful home, the entrance features an exterior double glazed door and a useful cloak storage cupboard.

Lounge 18'7" x 11'10" (5.68m x 3.62m)

Nestled towards the rear of the property complimented with lovely views across the rear west facing gardens, this larger than average extended reception room incorporates convenient laminated flooring, a radiator, double glazed windows and a useful walk-into understairs storage cupboard.

Dining Kitchen 14'11" x 7'9" (4.56m x 2.38m)

The dining kitchen features a wealth of both wall and floor cabinets finished in light beech colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings situated beneath a double glazed window which overlooks the external front forecourt and a radiator. White goods to be included in the sale for the fortunate new owners comprise of an automatic washing machine, an automatic dishwasher and an under bench oven and a ceramic hob.

Bathroom 8'1" x 7'2" (2.47m x 2.19m)

Positioned off the entrance hallway the family bathroom features a white suite comprising of an elevated electric shower over the panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed frosted window and a radiator.

Rear Hallway

Offering accessibility into the charming rear west facing gardens by means of an external double glazed door, the entrance includes stairs to the first floor, a radiator and a further door opening into the principle reception room.

Landing

Positioned at the top of the stairwell from the rear entrance, the landing provides convenient loft access and doors to the two double bedrooms.

Master Bedroom 14'4" x 10'9" (4.38m x 3.29m)

The master bedroom incorporates double glazed windows which offer lovely west facing elevated vies across the rear gardens, a radiator and an array of fitted wardrobes accompanied with a useful storage cupboard.

Second Bedroom 12'10" x 8'1" (3.92m x 2.47m)

The respectfully proportioned second double bedroom features fitted wardrobes, a radiator and double glazed windows overlooking the front forecourt.

Outdoor Space

At the front of the home there is a larger than average low maintenance forecourt ideal for off street standgae, whilst to the rear, the property provides a spectacular west facing enclosed garden ideal for families. The rear gardens have been landscaped for multi-purpose use incorporating a patio which is perfect for BBQ's and enjoying the warm summer months preceding lawns which culminate at raised boarders and bark chip floor coverings leading to a potting shed and separate greenhouse suitable for a family with a flair for growing their own Vegetables.

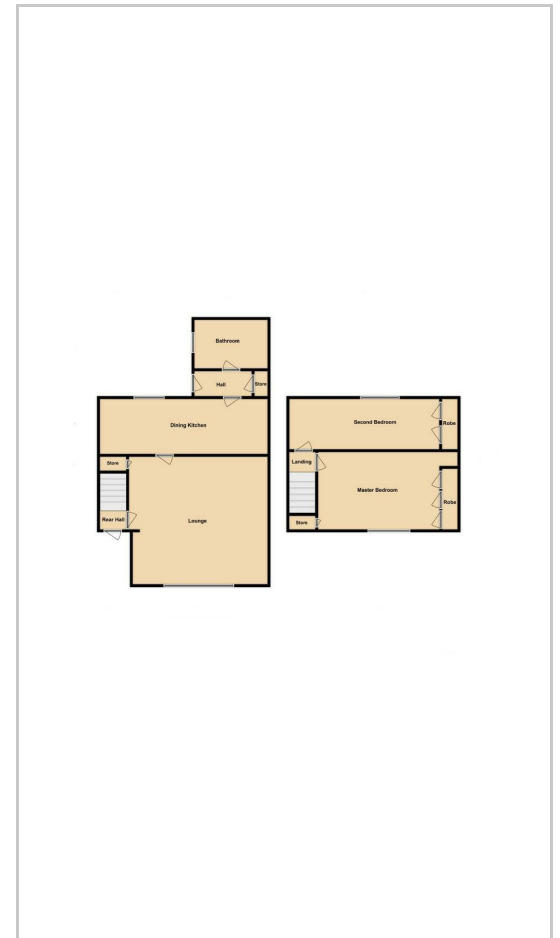
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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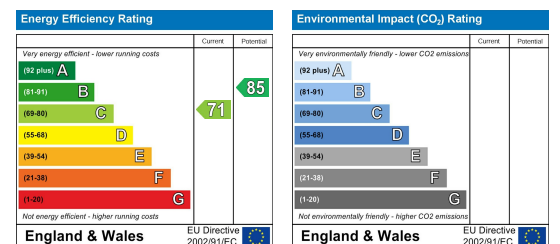
Area Map



Floor Plans



Energy Efficiency Graph



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