



14 Hillview Grove
, Easington Colliery, SR8 3NT



Offers In Excess Of
£169,950

We are pleased to offer to the market this 3 bed detached house, situated in a popular estate it has the added benefit of the garage being converted in to a room to create extra downstairs living space. Externally to the front there is rockery, lawned garden, and off street parking, while to the rear is an enclosed garden with patio area. The property comprises of: small porch, study or 4th bedroom, lounge, kitchen/diner, brick build conservatory and we to the ground floor, first floor 3 good size bedrooms, very spacious bathroom and storage cupboard. The property is double glazed and has gas central heating. Close to links to the A19 and local amenities. Early viewing essential

Entrance Lobby

with double glazed front door

Lounge 15'0" (plus window) x 10'0" (4.57 (plus window) x 3.05)

with double glazed bay window , wall mounted electric fire , 2 radiators and French doors to kitchen

Kitchen/Dining room 19'3" x 9'0" (5.87 x 2.74)

comprising a range of wall and base units, contrasting worktops and half bowl black sink with mixer tap, fridge and freezer, real stone half tiled walls, extractor fan, radiator and double glazed window

Study /bedroom (converted garage) 16'4" x 7'8" (4.98 x 2.34)

with double glazed window and radiator

Conservatory

brick built with 4 double glazed windows, French doors to garden, radiator and fully tiled floor

Inner Hall

with stairs to first floor and door to Cloakroom

Cloakroom

with pedestal hand basin, w.c. radiator and double glazed window

Bedroom 1 3.56 x (plus wdrobes) 2.74.0.23

with double glazed window, radiator and wood flooring

Bedroom 2 2.74.0.23 x 2.44.0.08

with double glazed window, radiator and wood flooring

Bedroom 3 7'2" (+ plus w/drobes) x 9'6" (2.18 (+ plus w/drobes) x 2.9)

with fitted wardrobes, double glazed window, radiator and wood flooring (currently used as dressing room)

Bathroom

comprising panelled corner bath, shower cubicle, w.c. wash hand basin, part tiled walls, radiator and double glazed window

Exterior

to the rear a lawned area, borders, patio area and perimeter fencing.

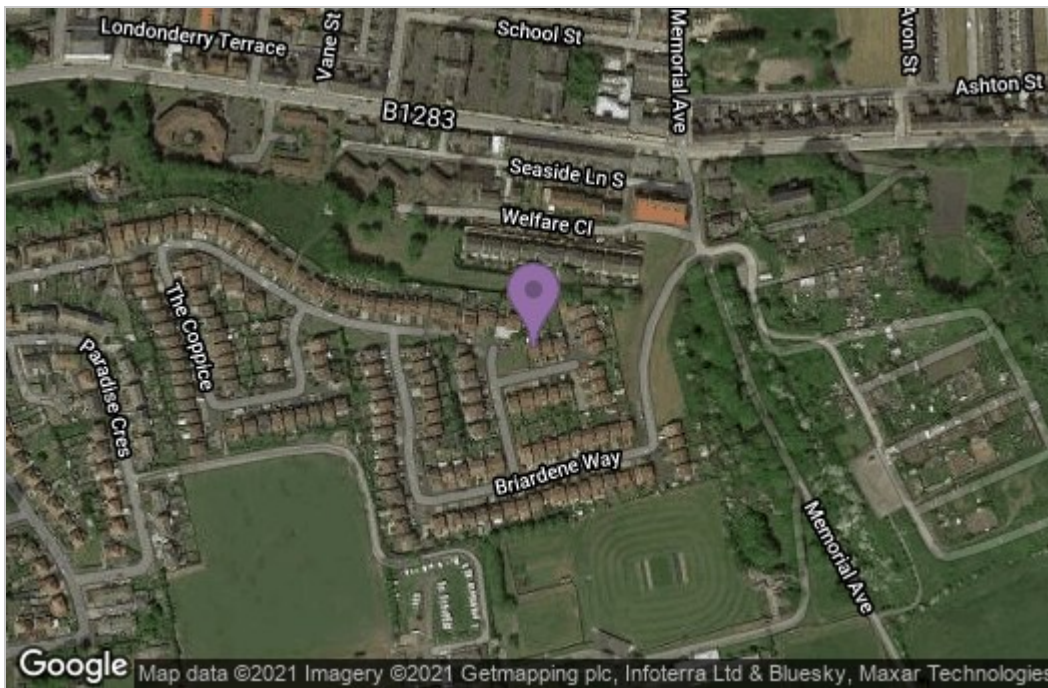
Large shed and side shed with electric point included.

To the front a driveway and lawned area with an electric car charger point on side wall.

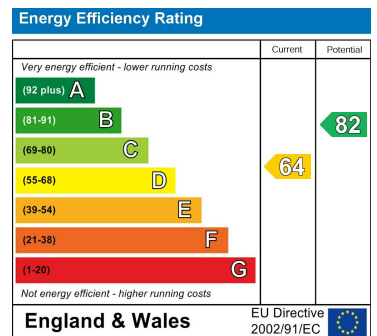
Floor Plan



Area Map



Energy Efficiency Graph



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