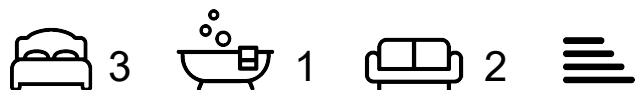




## South Side

Easington Village, SR8 3AX

Offers In Excess Of £199,950



Hunters are pleased to offer this three bedroom mid terrace home on Southside, Easington Village, enjoying a pleasant outlook over the village green. The property offers spacious accommodation over three floors, including a lounge/dining room, fitted kitchen, ground floor WC, modern bathroom, three bedrooms and a useful loft-style room. Externally, the home benefits from enclosed front and rear gardens, with the rear offering a low-maintenance seating area. Easington Village is a historic County Durham village with a traditional village green at its heart, giving the area a charming and characterful setting. A great opportunity for first-time buyers, families or those looking for a home in a well-regarded village location.



### Entrance Hallway

The property is entered via a front entrance door into a welcoming hallway with attractive wood-effect flooring, natural timber skirting boards and internal doors leading through to the main accommodation. The hallway gives an immediate sense of character, with exposed timber detailing and a glazed block feature allowing borrowed light through the space. Stairs rise to the upper floors, while access is provided into the main reception room and kitchen area.

### Lounge 21'9" x 10'3" (6.65m x 3.14m)

A spacious lounge provides a generous open-plan living area, ideal for both everyday family use and entertaining. The room benefits from a large front-facing bay window which looks out towards the village green, allowing plenty of natural light into the space. Wood-effect flooring runs throughout, complemented by neutral wall décor, feature pendant lighting and timber skirting boards. The layout offers ample space for both a comfortable seating area and a dining table, making this a practical and sociable main living space.

### Kitchen 10'6" x 7'8" (3.21m x 2.36m)

The kitchen is fitted with a range of light wood-effect wall and base units with contrasting dark work surfaces and black tiled splashbacks. There is an integrated electric hob with extractor above, stainless steel sink and drainer positioned beneath the rear window, and space for further appliances. Tiled flooring adds practicality, while the kitchen also provides access to the rear entrance area and ground floor WC. The layout is compact but functional, with good storage and preparation space.

### Cloak Room W/C

Located off the rear lobby/kitchen area, the ground floor WC is a useful addition to the home. It includes a low-level WC and pedestal wash hand basin, with blue mosaic-style tiled splashback, tiled flooring and timber door surround. This space adds convenience for family living and guests.

### First Floor Landing

The first floor landing is split level and provides access to the bedrooms, bathroom and further staircase leading to the upper floor. The landing has fitted carpet, timber balustrade detail and a bright, open feel, with the stair arrangement adding character to the internal layout.

### Master Bedroom 12'2" x 10'4" (3.71m x 3.16m)

A good-sized double bedroom positioned to the front of the property, enjoying views over the village green. The room is neutrally decorated with fitted carpet, radiator and front-facing window. There is ample space for a double bed and freestanding bedroom furniture, making it a comfortable main bedroom.

### Dressing Room 6'4" x 5'7" (1.94m x 1.71m)

The dressing room adjoins the bathroom and is currently arranged with freestanding drawer storage. It benefits from a rear-facing window, fitted carpet and radiator. This room would suit use as a single bedroom, nursery, dressing room or home office, depending on buyer requirements.

### Family Bathroom 7'5" x 6'11" (2.28m x 2.11m)

The bathroom is a stylish and modern space fitted with a freestanding bath, vanity wash hand basin with storage beneath, WC and contemporary tiling. A grey stone-effect feature wall creates a strong focal point behind the bath, while the tiled flooring and modern heated towel rail complete the room. The window provides natural light, and the finish gives the bathroom a smart, boutique-style feel.

### Second Floor Landing

#### Second Bedroom 10'7" x 10'5" into recess (3.24m x 3.18m into recess)

A staircase leads to the upper floor, where there is a further loft-style bedroom area with sloped ceilings and Velux-style roof window. The room has fitted carpet, radiator, grey décor and useful eaves storage. This is a versatile space which could be used as a bedroom, hobby room, home office or additional living area, with the roof window offering pleasant views towards the village green.

#### Third Bedroom 8'0" x 10'5" into recess (2.46m x 3.18m into recess)

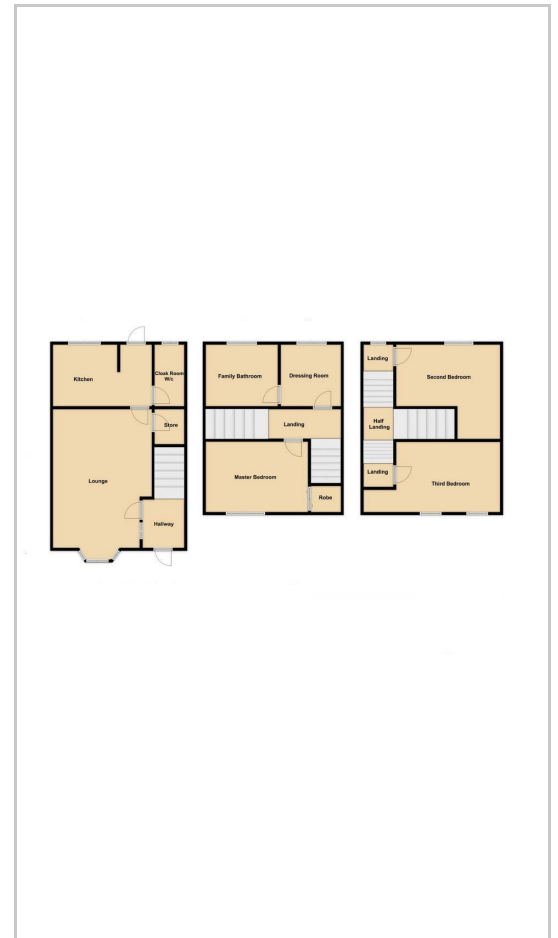
### Outdoor Space

Externally, the property sits in an attractive position on Southside, overlooking Easington Village green. To the front is an enclosed garden area with gated access, low-maintenance paving and boundary fencing/brick pillars. To the rear is an enclosed garden with fenced boundaries, artificial lawn, patio seating area and gated access, creating a private outdoor space suitable for relaxing or entertaining.

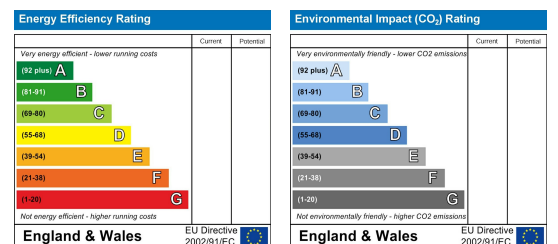
## Area Map



## 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.

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