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HERE TO GET *you* THERE

## Alisha Vale

Easington Colliery, SR8 3RS

£595 Per Month



An excellent opportunity to rent this well-presented three bedroom family home, finished in a modern style with neutral décor throughout. The accommodation briefly comprises an entrance hallway, convenient ground floor W/C, a spacious lounge, and a contemporary fitted kitchen with integrated oven and hob. To the first floor are three bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden with patio and lawn. Available to move into within a week, with a no deposit option available—book your viewing today.



## ENTRANCE HALL

A welcoming entrance with modern wood-effect flooring, fresh neutral décor and a staircase leading to the first floor with grey carpeted treads and white balustrade.

## GROUND FLOOR W/C

A handy downstairs cloakroom with low-level W/C, pedestal wash basin and modern tiled flooring—ideal for guests.

## DINING KITCHEN 6'7" x 13'3" (2 x 4.05)

A stylish fitted kitchen featuring contemporary grey high-gloss wall and base units with complementary worktops, tiled splashbacks with a decorative feature strip, and a stainless-steel sink positioned beneath the window. Includes an integrated oven with gas hob and extractor hood, plus space for additional appliances.

## LOUNGE 12'9" x 13'10" (3.88 x 4.22)

The delightful principle reception room offers access into the well appointed enclosed rear gardens, ideal for families, by means of a double glazed external door. Furthermore, the lounge features double glazed windows overlooking the gardens, a radiator and a continuation of the laminated flooring from the hallway.

## FIRST FLOOR LANDING

Providing access to the three bedrooms and the family bathroom, continuing the home's light, neutral finish.

## MASTER BEDROOM 9'6" x 13'9" (2.9 x 4.19)

A wonderful double bedroom which offers elevated views across the rear gardens through double glazed windows and a radiator.

## SECOND BEDROOM 7'3" x 12'7" (2.2 x 3.84)

Situated at the front of the home, the second well appointed bedroom features a double glazed window and a radiator.

## THIRD BEDROOM 6'3" x 8'10" (1.91 x 2.7)

Set adjacent to the second bedroom at the front of the property, the third bedroom offers a double glazed window and a radiator.

## BATHROOM 5'3" x 7'7" (1.6 x 2.31)

The family bathroom features a white suite comprising of a panel bath with an overhead electric shower, low level W/c and a hand wash basin set into a useful vanity cabinet. Additional attributes include a radiator and splash tiling.

## REAR GARDEN

The delightful rear gardens comprise mostly of lawns accessed via a double glazed door from the lounge, making them an ideal attribute for families.

## FRONT DRIVE

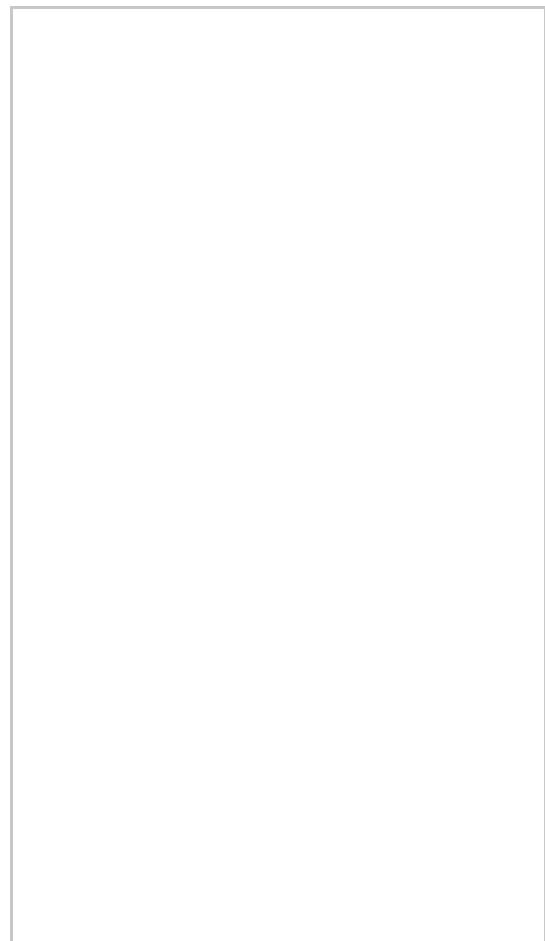
To the front of the property, the area has been laid mostly to hard standage ideal for off street parking, directly adjacent to the front of the home..

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

