



**STUART
EDWARDS**

Smiths Terrace

Easington Lane, Houghton Le Spring DH5 0JH

- RECENTLY IMPROVED THREE-BEDROOM MID-TERRACED HOME
- TWO RECEPTION ROOMS
- GARAGE & REAR YARD
- EXCELLENT ROAD LINKS VIA A182, A19 AND A690
- AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS
- MODERN KITCHEN & BATHROOM
- REGULAR BUS SERVICES TO DURHAM, HOUGHTON-LE-SPRING AND SUNDERLAND
- READY FOR VIEWING

£650 Per Month



Council Tax Band: A
EPC Rating:

FULL DESCRIPTION

Available immediately on an unfurnished basis, this recently improved three-bedroom mid-terraced home offers comfortable, modern living in the heart of Easington Lane.

The property features three good sized bedrooms, welcoming reception rooms ideal for relaxing or entertaining, a fitted kitchen, and a well-maintained bathroom. To the rear, there is an attached garage, offering secure parking or useful storage.

Easington Lane is a East Durham village with a range of local amenities, including convenience stores, takeaways, cafés, parks and everyday services all within walking distance. The area is well served by primary and secondary schools, including Easington Lane Primary, Hetton School and nearby academies in Houghton-le-Spring.

Commuters benefit from strong transport connections, with regular bus services to Durham, Houghton-le-Spring, Sunderland and surrounding areas. Road links via the A182, A19 and A690 provide easy access to major employment hubs, retail centres and regional routes.

A well presented home in a convenient village location, available now and ready to view.

ENTRANCE

LOUNGE

16'8" x 13'1"

DINING ROOM

16'8" x 14'1"

KITCHEN

10'9" x 7'10"

BATHROOM

BEDROOM 1

13'5" x 12'9"

BEDROOM 2

10'2" x 8'6"

BEDROOM 3

10'2" x 7'6"

REAR YARD & GARAGE

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/7701-2525-3002-0009-4792>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.