



22 Easington Street , Peterlee, SR8 3LD

Offers In The Region Of £55,000



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RECEPTION ROOM

10'10" x 14'10" (3.30m x 4.52m)

Stepping in from the street through a white uPVC double-glazed door, you are welcomed into a bright and inviting reception room. The space is well-proportioned, offering ample room for a comfortable two-piece suite along with additional storage furniture. Recently refreshed, the room features newly painted walls and a freshly laid carpet that adds warmth underfoot. A uPVC double-glazed window allows plenty of natural light to filter through, while a radiator ensures the room stays cosy throughout the year. Convenient understairs storage provides extra practicality, and from here you can access both the dining area and the staircase leading to the first floor.

DINING ROOM

13'5" x 14'0" (4.09m x 4.27m)

The dining area is positioned toward the rear of the property and offers versatile use as either a formal dining space or a second reception room. Like the reception area, this room has also been freshly painted and fitted with new carpeting, creating a clean and cohesive feel throughout. It is generously sized, allowing ample space for a large dining table along with additional storage units or decorative furniture. A uPVC double-glazed window brings in natural light, while a radiator ensures year-round comfort. From here, there is direct access to the kitchen, enhancing the room's practicality and flow.

KITCHEN

7'10" x 7'7" (2.39m x 2.31m)

The kitchen is fitted with a generous range of white wall, base, and drawer units, beautifully contrasted by dark worktops and finished with sleek black handles for a modern touch. To one side, a built-in electric oven paired with a ceramic hob provides a practical and stylish cooking area. A uPVC double-glazed window fills the room with natural light, while a matching uPVC door opens directly into the rear yard, offering convenient outdoor access. From the kitchen, you can step into the utility room, which provides ample space for freestanding appliances and helps keep the main kitchen area clutter-free and well-organised.

UTILITY

4'4" x 7'7" (1.32m x 2.31m)

The utility room is conveniently connected to the kitchen and offers ample space for freestanding appliances, helping to keep the main kitchen area clear and organised. It also features a frosted uPVC double-glazed window, allowing natural light to enter while maintaining privacy.

LANDING

3'6" x 11'7" (1.07m x 3.53m)

The landing features freshly laid carpet and provides access to two spacious bedrooms as well as the family bathroom. The area feels bright and welcoming, creating a smooth flow between the upstairs rooms.

BEDROOM ONE

11'1" x 11'9" (3.38m x 3.58m)

The first bedroom is positioned at the front of the property and offers generous space to comfortably accommodate a double bed along with additional storage furniture. The room has been refreshed with newly laid carpet and includes a convenient built-in storage cupboard. A uPVC double-glazed window welcomes natural light into the space, while a radiator ensures warmth and comfort throughout the year.

BEDROOM TWO

9'6" x 7'5" (2.90m x 2.26m)

The second bedroom is an attractive L-shaped room situated toward the rear of the property, offering a peaceful and private outlook. Despite its unique layout, the room comfortably accommodates a double bed along with smaller storage units, making it a versatile and functional space. It has been newly updated with fresh carpets and recently painted walls, creating a clean and modern feel throughout. A uPVC double-glazed window allows natural light to brighten the room, while a radiator provides warmth and comfort year-round.

FAMILY BATHROOM

5'5" x 5'9" (1.65m x 1.75m)

The family bathroom features a modern three-piece suite comprising a panelled bath with shower attachments, a hand basin, and a low-level WC. The space is finished with contemporary tiled surrounds that add a clean, stylish touch, and a radiator provides warmth and comfort.

EXTERNAL

The property enjoys a secure, walled rear yard, providing a private outdoor space ideal for storage or seating. On-street parking is available directly outside. Conveniently located, the home is just a short drive from a range of local amenities and schools, making it well-suited for everyday living.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

- Decision in principle from your lender.

- If you need mortgage advice or assistance obtaining a decision in

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principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current U K legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance

checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.