



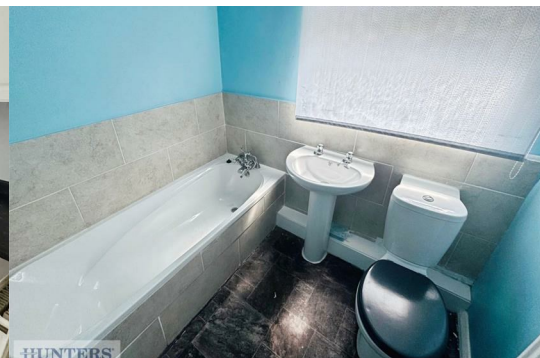
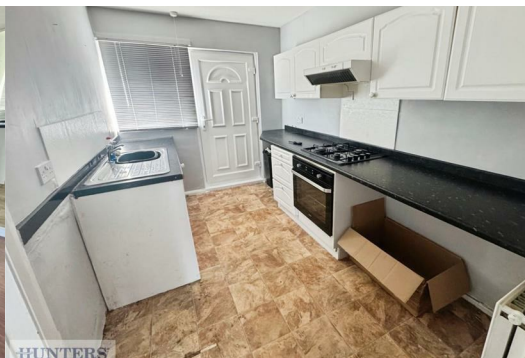
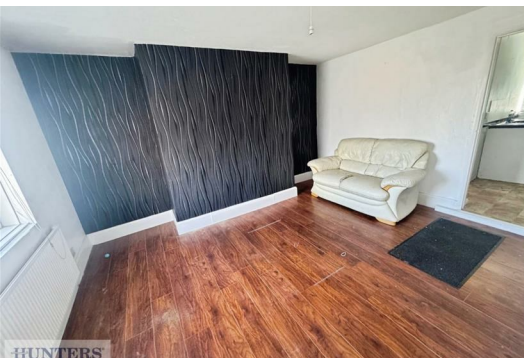
Ashton Street

Easington Colliery, SR8 3QQ

Asking Price £44,950



Hunters are pleased to offer to the market this two-bedroom end-terrace property situated on Ashton Street, Easington. The property offers spacious accommodation including a lounge, fitted kitchen, two bedrooms and first floor bathroom. Requiring cosmetic improvement throughout, this home presents an excellent opportunity for investors, landlords or buyers looking for a project. Positioned within reach of local amenities, schools and transport links, early viewing is recommended.



Entrance Hallway

The property is entered via a uPVC front door leading into the ground floor accommodation. The entrance provides access through to the main living space, with stairs rising to the first floor. The area offers a practical layout and provides the main access point into the home.

Lounge 9'10" x 14'3" (3 x 4.34)

A spacious lounge positioned to the front of the property, featuring a window allowing natural light into the room. The lounge benefits from laminate-style flooring, a radiator, and a feature wallpapered wall, creating a defined focal point. The room offers a good-sized living area with access through to the kitchen.

Kitchen

The kitchen is fitted with a range of white wall and base units with contrasting dark work surfaces. There is an inset sink and drainer unit, integrated oven, gas hob and extractor hood above. The room also benefits from tiled-effect flooring, wall tiling to splashback areas, power points and a uPVC door providing access externally. A window to the rear allows natural light into the space.

Inner Hallway 4'4" x 4'9" (1.32 x 1.45)

This useful area includes a storage cupboard and offers accessibility into the splendid refitted family bathroom.

Family Bathroom

The bathroom is fitted with a white three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC. The room has tiled surrounds to the bath and splashback areas, with a frosted window providing privacy and natural light. There is also tiled-effect flooring and painted walls.

Landing

The first floor landing provides access to the upstairs accommodation, including the bedrooms and bathroom. There is carpet flooring and access to the stairwell, with doors leading off to the surrounding rooms.

Master Bedroom 10'3" x 9'8" (3.12 x 2.95)

A generously sized double bedroom with a front-facing window and radiator beneath. The room offers good proportions and would suit use as the main bedroom. The space is currently in need of cosmetic improvement, giving buyers the opportunity to modernise and decorate to their own taste.

Second Bedroom 6'7" x 9'8" (2.01 x 2.95)

A further bedroom positioned to the rear, currently used for storage. The room benefits from a rear-facing window and offers flexibility as a bedroom, dressing room, home office or nursery, depending on the buyer's requirements.

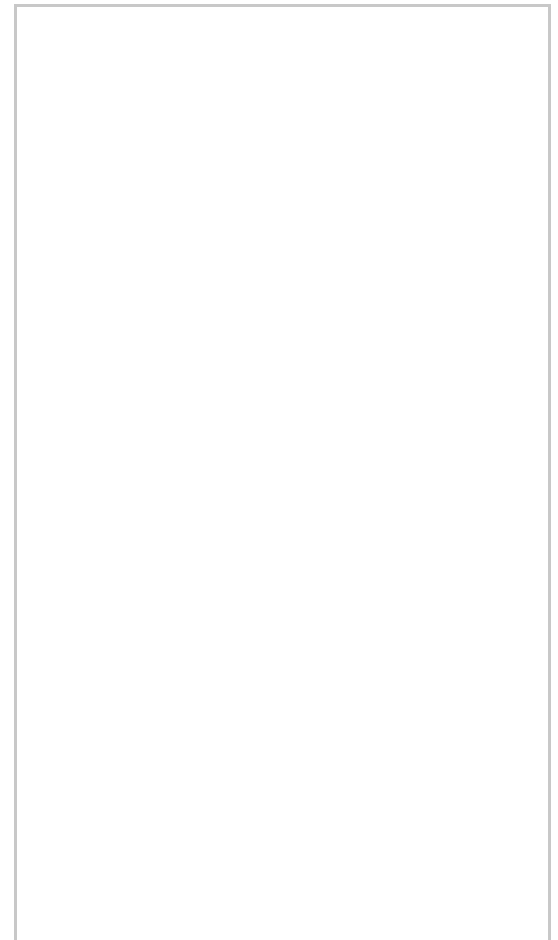
Rear Yard

The splendid south facing enclosed rear courtyard provides a welcoming exterior retreat during the warm summer months accessed via the door from the kitchen and gated entrance from the rear lane. Furthermore, the courtyard offers two useful access doors to a brick storage outbuilding.

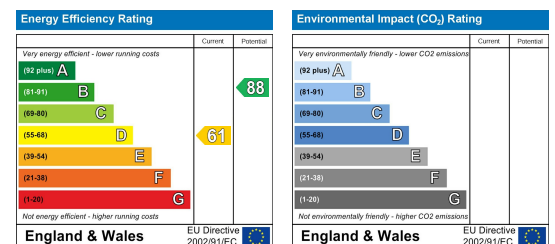
Area Map



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.