



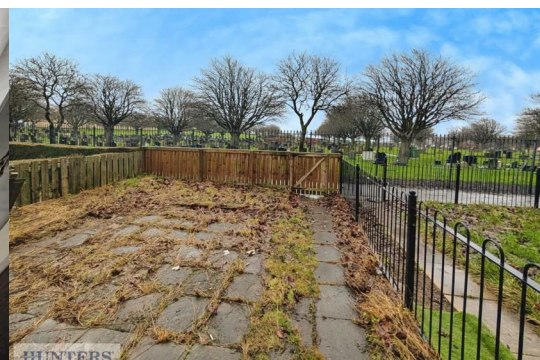
John Street

Easington Colliery, SR8 3LS

Asking Price £42,000



IDEAL INVESTMENT OR FIRST HOME ... Hunters are pleased to present to the market this affordable three bedroom family home which could realise a substantial rental yield of over 10%. The property is situated within reach of the local high street, schools, nearby heritage coastline and both the A19 and the neighbouring Horden railway station. The accommodation briefly comprises of three well appointed bedrooms, a lounge, kitchen, bathroom and gardens. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. EPC: C.



Entrance Hallway
Incorporating an external double glazed door, stairs to the first floor and a radiator.

Lounge 16'0" x 14'0" (4.88m x 4.29m)
Situating with views over the gardens the lounge features a double glazed window and a radiator.

Kitchen 10'11" x 8'11" (3.35m x 2.74m)
Nestled at the rear of the home, the kitchen provides a wealth of wall and floor cabinets finished in white colour tones with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the enclosed courtyard.. Accompaniments include plumbing for an automatic washing machine, a radiator and wall mounted gas boiler.

Rear Hallway
Featuring a double glazed external door.

Bathroom 9'2" x 6'3" into recess (2.81m x 1.92m into recess)
The bathroom provides a white suite comprising of a panel bath with shower mixer tap fittings, a low level W/c, pedestal hand wash basin, radiator and a double glazed window.

Landing
With stairs to the ground floor hallway and loft access.

Master Bedroom 15'11" x 11'10" (4.86m x 3.61m)
The bedroom includes a double glazed window, a useful storage cupboard and a radiator.

Second Bedroom 12'0" x 11'10" (3.67m x 3.63m)
Incorporating a double glazed window, storage cupboard and a radiator.

Third Bedroom 8'4" x 7'10" (2.55m x 2.40m)
The well appointed third bedroom features a double glazed window and a radiator.

Outside Space
To the rear of the home there is a walled courtyard whilst to the front there are private front gardens with a gated entrance.

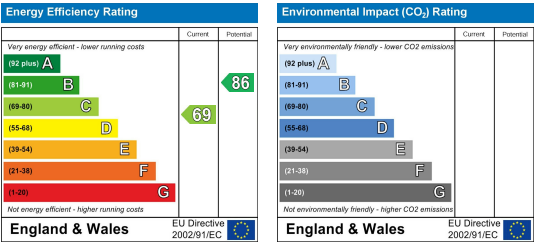
Area Map



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.