

# HUNTERS®

HERE TO GET *you* THERE



## Glenhurst Road

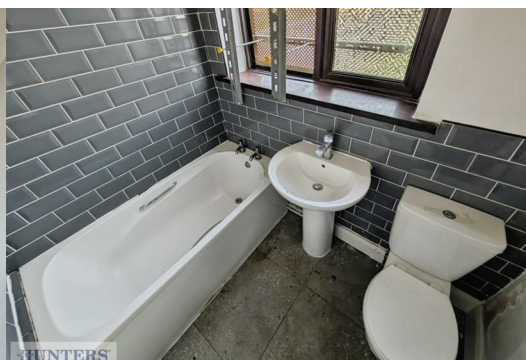
Easington Colliery, SR8 3HD

Asking Price £35,000



Hunters are now in receipt of an offer for the sum of £45,000 for 10, Glenhurst Road Easington Colliery, County Durham, SR8 3HD. Anyone wishing to place an offer on the property should contact (Hunters, 5 Yoden Way, Peterlee, County Durham, SR8 1BP) before exchange of contracts.

Hunters are pleased to offer to the market this two bedroom semi detached home located on Glenhurst Road, Easington Colliery situated within reach of local amenities, schools and the A19 which interconnects with Teesside, Sunderland and Durham City. The property provides well-proportioned accommodation including a lounge, kitchen, ground floor bathroom and a generous rear garden, making it an ideal purchase for first time buyers, downsizers or investment clients looking for a home with scope to personalise. For Further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the nearby Castle Dene Shopping Centre. Sold as seen, all services/appliances have not and will not be tested. EPC: C, Council Tax Band A. "No Chain"



### Entrance Hallway

A welcoming entrance space providing access into the main living accommodation and staircase to the first floor.

### Lounge 15'5" x 9'3" (4.71m x 2.83m)

A bright and spacious reception room with ample space for both lounge furniture and additional storage. A comfortable everyday living area, ideal for relaxing or entertaining.

### Kitchen 14'3" x 5'11" (4.36m x 1.81m)

A practical galley-style kitchen fitted with a range of wall and base units with contrasting worktops and inset sink. Space is available for appliances and the layout works well for modern day use.

### Rear Hallway

Useful transitional space providing access between the kitchen, bathroom and rear exit—ideal for coats, footwear and day-to-day practicality.

### Bathroom 6'6" x 4'11" (1.99m x 1.52m)

A ground floor bathroom comprising of an electric shower over the panelled bath, a pedestal wash hand basin and low level W/C, finished with modern wall tiling for a smart, clean look.

### Landing

Providing access to the two bedrooms.

### Master Bedroom 11'1" x 10'11" (3.40m x 3.33m)

A generous double bedroom with space for wardrobes and additional furniture, offering a comfortable main sleeping space.

### Second Bedroom 15'2" x 7'1" (4.63m x 2.16m)

A versatile second bedroom which could be used as a further double/large single, nursery, dressing room or home office depending on requirements.

### Outdoor Space

To the front of the property there are well proportioned gardens comprising mostly of lawn which lead to the rear which benefits from a good sized garden with a laid-to-lawn area and a paved pathway—ideal for outdoor seating, play space or future landscaping, subject to preference.

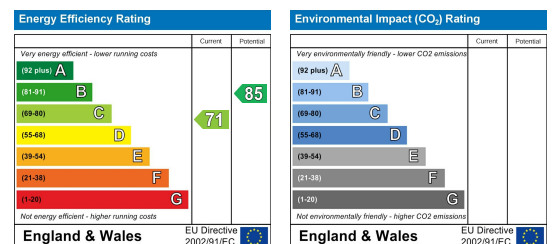
### Area Map



### 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.