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HERE TO GET *you* THERE



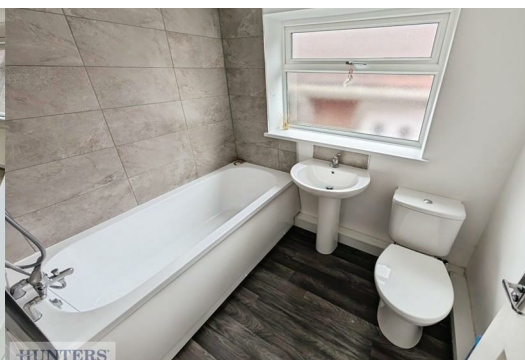
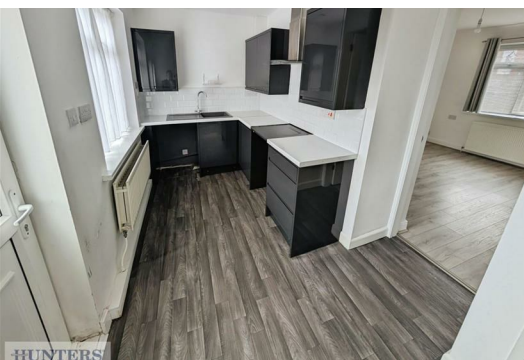
Morris Square

Easington Village, SR8 3AF

Asking Price £85,000



SEMI DETACHED HOUSE WITH A GARAGE AND GARDENS - VIDEO TOUR AVAILABLE ... Hunters are pleased to present to the market this desirable two bedroom semi detached house positioned on a larger than average corner site providing ample off street parking facilities and within reach of local amenities, schools and the A19 which interconnects with Teesside, Sunderland and Durham City. The accommodation briefly comprises of a reception room, dining kitchen, bathroom, two double bedrooms and both gas central heating and double glazing. CHAINFREE, "SOLD AS SEEN" "All services/appliances have not and will not be tested." For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. EPC: D, Council Tax Band A.



Entrance Hallway

A bright and welcoming entrance hall finished in neutral tones with hardwearing carpet. Stairs rise to the first-floor accommodation, with access through to the main living space and kitchen – ideal for coats/shoes and everyday coming-and-going.

Lounge 12'4" x 11'7" (3.77m x 3.54m)

A well-proportioned reception room enjoying plenty of natural light from the front window. Finished with modern wood-effect flooring and neutral décor, offering ample space for a comfortable suite and living room furniture.

Dining Kitchen 14'10" x 6'8" (4.53m x 2.04m)

A smart, contemporary kitchen fitted with high-gloss units and complementary worktops, finished with stylish metro-tiled splashbacks. There's space for appliances, along with room for a small dining table, making it perfect for day-to-day dining. A door provides convenient access out of the kitchen.

Family Bathroom 6'6" x 6'3" (2.00m x 1.93m)

A modern family bathroom featuring a white suite comprising a panelled bath with shower attachment, pedestal wash basin and WC. Finished with attractive wall tiling around the bath and a frosted window for privacy and natural ventilation.

Landing

The first-floor landing provides access to both bedrooms and the bathroom, finished with matching carpet and neutral décor, creating a consistent flow throughout the home.

Master Bedroom 14'11" x 11'8" (4.57m x 3.56m)

A generous double bedroom presented in a clean, neutral style with carpet underfoot and a window allowing good natural light. Plenty of space for a double bed and additional furniture such as wardrobes and drawers.

Second Bedroom 14'11" x 8'5" (4.57m x 2.57m)

A further well-sized bedroom, ideal as a second double, guest room or home office. Finished with carpet and neutral décor, with space for freestanding furniture and a bright window aspect.

Garage 20'4" x 11'9" (6.21m x 3.59m)

A detached brick-built garage with an up-and-over door, offering excellent storage or secure parking. Perfect for bikes, tools and outdoor equipment, with plenty of scope for use as a workshop/hobby space.

Outdoor Space

The property enjoys generous outdoor space with gardens to the front/side, offering a great amount of lawned area ideal for families, entertaining or simply enjoying the open outlook. To the front there is a driveway providing off-street parking, along with a gated entrance and a paved pathway to the home. To the rear/side, there is a low-maintenance south facing gravelled area with steps leading up to the back door, plus secure fenced and walled boundaries – ideal for storage, bins and an easy-care seating area.

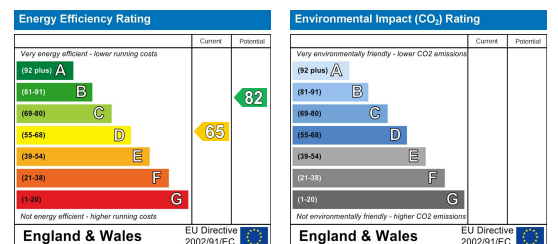
Area Map



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.