



## 2 bed semi-detached house to buy in SR8

Oak Road, Easington, Peterlee, Durham, SR8 3HX

# £104,950

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Family Home
- ✓ Two Double Bedrooms
- ✓ Generous Corner Plot
- ✓ Open Plan Kitchen/Diner
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

**\*\*SEMI-DETACHED FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*GENEROUS CORNER PLOT\*\*MODERN KITCHEN/DINER & BATHROOM\*\*POPULAR LOCATION\*\***

Pattinson Estate Agents are excited to welcome to the market this impressive two bed, semi-detached family home, located in the sought after area of Easington, Peterlee. Perfectly positioned on a generous corner plot, which is within close proximity to local shops and other amenities, popular local schools, good transport links and major road links via the A19. Also within a short drive to the coast, Castle Eden Dene Nature Reserve, Sunderland & Durham City Centres.

This well presented home is spacious throughout and briefly consists:- Entrance/porch, spacious lounge, open plan kitchen/diner with French doors leading to the rear garden. To the first floor lies two double bedrooms and a modern bathroom, externally this property benefits from gardens to three sides, the rear garden is laid to lawn with mature bushes, an artificial turf section and a patio area adjacent to the property.

Early viewings come highly recommended to appreciate the size and location of this family home. Please contact our Peterlee branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £104,950

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## Entrance/Porch

1.75m x 1.33m (5'8" x 4'4")

Property Entrance leading to the porch, which has laminate flooring and double glazed windows.

---

## Lounge

3.49m x 5.35m (11'5" x 17'6")

Spacious lounge with carpet flooring, a radiator, storage cupboard, two double glazed windows and an external door leading to the front of the property.



## Kitchen/Diner

3.03m x 5.29m (9'11" x 17'4")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, a stainless steel sink unit, plumbing for a washing machine and an integrated oven with a ceramic hob. Laminate flooring, tiled splash back, a pantry cupboard, radiator, a double glazed rear aspect window and French doors leading to the rear garden.



## Bedroom One

3.10m x 4.35m (10'2" x 14'3")

Double bedroom with carpet flooring, a storage cupboard, radiator and a double glazed front aspect window.



## Bedroom Two

2.98m x 3.41m (9'9" x 11'2")

Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bathroom

*1.44m x 1.82m (4'8" x 5'11")*

Modern bathroom benefiting from a panelled bath with an overhead shower, hand wash basin and W.C. Tiled flooring, partly tiled walls, a heated towel rail and a double glazed window.



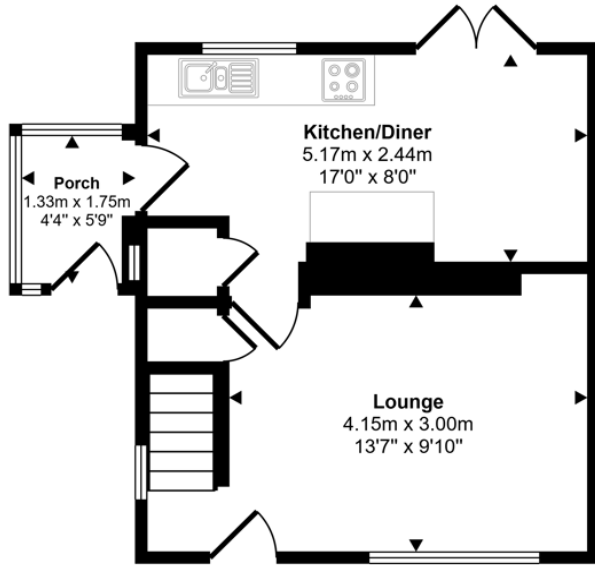
---

## External

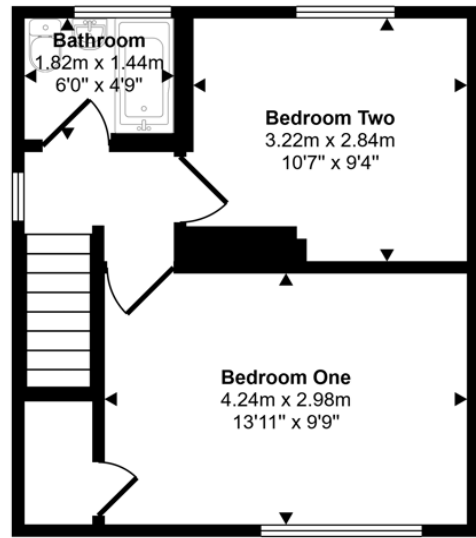
Externally, this property benefits from gardens to three sides, all laid to lawn with mature bushes. The rear also has an artificial turf section and patio area adjacent to the property. The rear garden also has the additional bonus of not being overlooked.



Approx Gross Internal Area  
65 sq m / 695 sq ft



Ground Floor  
Approx 33 sq m / 358 sq ft



First Floor  
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 72                         | 78        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Oak Road, Easington, Peterlee, Durham, SR8 3HX

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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.

