



### 3 bed end of terrace house to buy in SR8

Wordsworth Road, Easington, Peterlee,  
Durham, SR8 3DP

**£109,995** Offers Over

🏠 x3 🚿 x1 🚗 x2

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms End Of Terrace
- ✓ Ready To Move Into
- ✓ Downstairs Family Bathroom
- ✓ Front & Rear Garden

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents are delighted to offer to the market this turn key ready, End-terraced three bedroomed home located in a very popular residential estate in Easington.

\*PLEASE SEE WALK THROUGH VIDEO TOUR\*

The lovely home also has a generous floor plan consisting of: fitted kitchen, modern family bathroom, spacious lounge, sun room and rear hall on the ground floor. The second floor has a spacious master bedroom, two additional bedrooms and upstairs w/c.

Externally to the rear is an extensive private garden made up of artificial grass, lawn and patio whilst to the front is an enclosed court yard, very low maintenance with a decked area and outbuilding. Possibility for off street parking.

The property is close to the local schools, nurseries and amenities. The A19 is also only moments away for commuters.

To book your internal viewing, please call Pattinson's on: 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £109,995

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking, access to the outbuilding, fully enclosed, well presented and low maintenance garden to the front elevation.



## Kitchen

*2.90m x 2.60m (9'6" x 8'6")*

Access via composite door, double glazed window to the front elevation, a range of fitted wall and floor units finished with contrasting laminate work surface, integrating a stainless steel sink and drainer unit with mixer tap, electric oven, hob point with over head extractor, integrated fridge freezer, microwave, radiator and vinyl flooring. Access to a utility cupboard providing power and plumbing for an auto washing machine.



## Bathroom

*2.40m x 2.10m (7'10" x 6'10")*

Double glazed window to the front elevation, A stunning family bathroom is presented featuring a contemporary three piece suite comprising of a low level w/c with hidden cistern, a vanity hand wash basin and a panelled bath with mains fed shower and glass shower screen cladded walls, radiator and LVT flooring.



## Living Room

*4.90m x 4.20m (16'0" x 13'9")*

Patio doors to the rear elevation, storage cupboard, tv point, radiator and LVT flooring,



## Sun Room/ Reception 2

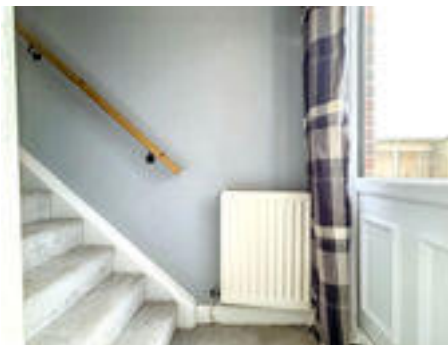
*2.80m x 2.70m (9'2" x 8'10")*

Access via living room, double glazed window to the rear elevation, radiator, LVT flooring, velux window to the above and patio doors leading to the garden.



## Rear Hall

UPVC door to the rear elevation, radiator and carpet.



## Landing

2.50m x 1.80m (8'2" x 5'10")

Window to the side elevation, access to the loft and carpet.



## Bedroom 1

3.90m x 3.90m (12'9" x 12'9")

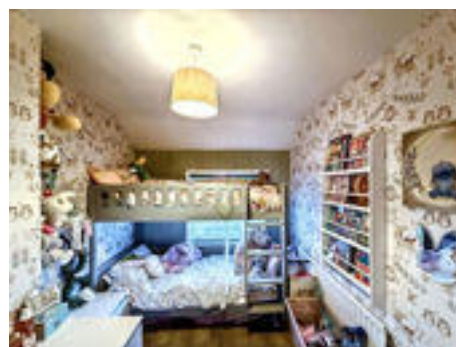
Double glazed window to the rear elevation, storage cupboard, tv point, built in wardrobes, radiator and Karndean flooring.



## Bedroom 2

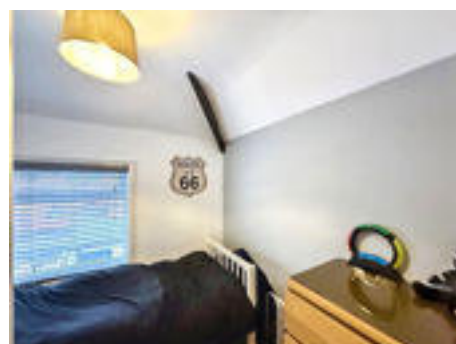
3.70m x 2.40m (12'1" x 7'10")

Double glazed window to the front elevation, radiator and Karndean flooring.



## Bedroom 3

Double glazed window to the front elevation, radiator and Karndean flooring.



## W/C

1.20m x 0.80m (3'11" x 2'7")

Two piece suite comprising; low level w/c, wash basin with stainless steel taps, tiled walls and LVT flooring.



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## External Rear

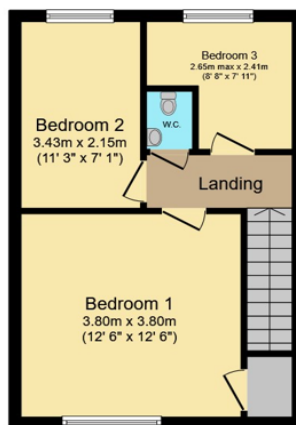
Fully enclosed, well presented and low maintenance garden to the rear elevation.





### Ground Floor

Floor area 45.1 sq.m. (485 sq.ft.) approx



### First Floor

Floor area 35.3 sq.m. (380 sq.ft.) approx

Total floor area 80.4 sq.m. (865 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Wordsworth Road, Easington, Peterlee, Durham, SR8 3DP

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