



Charming and well-presented semi-detached town house located in a peaceful village setting. This delightful property boasts three to four bedrooms, creating the perfect family home or ideal investment opportunity.

The house is bright and modern throughout, offering a comfortable living space for residents. The property benefits from a lovely garden, ideal for outdoor relaxation or entertaining guests. In addition, there is convenient off-street parking and a garage, providing ample space for vehicles and storage.

Situated in a quiet neighbourhood, this property offers a tranquil lifestyle while still being within easy reach of local amenities and transport links.

Parsley Close

Easington, County Durham, SR8

Asking Price:

£200,000

EPC Rating: B



Study / Bedroom:
14'10" x 9'2" (4.52m x 2.8m)
 Radiator, UPVC Window.

Ensuite Bathroom:
3'10" x 8'3" (1.17m x 2.51m)
 Washbasin with Chrome Mixer Tap, Toilet, Walkin Shower, Extractor Fan, Radiator.

Kitchen:
16'10" x 8' (5.13m x 2.44m)
 Stainless Steel Sink with Chrome Mixer Tap, UPVC Window, UPVC Window, French Patio Doors, Radiator, Gas Hob, Oven, Extractor Fan, Integrated Fridge/Freezer.

Dining Area:
9'9" x 10'6" (2.97m x 3.2m)

Reception Area:
16'7" x 8'7" (5.05m x 2.62m)
 UPVC French Doors on Juliete Balcony x 2, Radiator.

Bedroom 1:
9'11" x 11'10" (3.02m x 3.6m)
 UPVC Window, Radiator.

Ensuite Bathroom:
3'7" x 9'10" (1.1m x 3m)



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Toilet, Radiator, Extractor Fan, Walkin Shower, Washbasin with Chrome Mixer Tap.

Family Bathroom:

8'6" x 6'2" (2.6m x 1.88m)

Bath with Chrome Mixer Tap, Walkin Shower, Washbasin with Chrome Mixer Tap, UPVC Window, Radiator.

Bedroom 2:

8'11" x 11'5" (2.72m x 3.48m)

UPVC Window, Radiator.

Bedroom 3:

8'1" x 7' (2.46m x 2.13m)

UPVC Window, Radiator.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER - TBC

PARKING ARRANGEMENTS - Double Driveway & Garage

BROADBAND SPEED The maximum speed for broadband in this area is shown by imputing the postcode at the following link here >

ELECTRIC CAR CHARGER - No

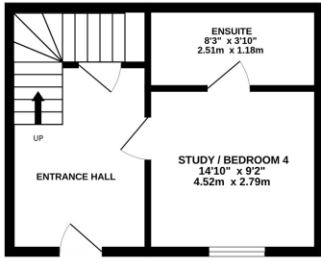


Tenure - Freehold

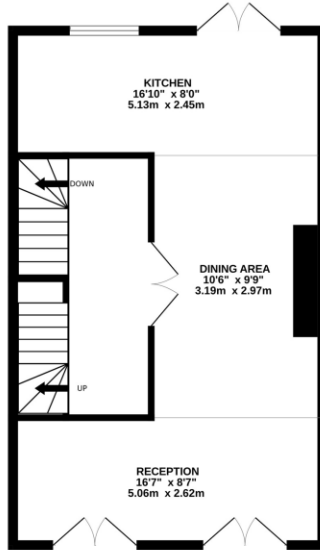
Viewing - By appointment through Holbrook & Co



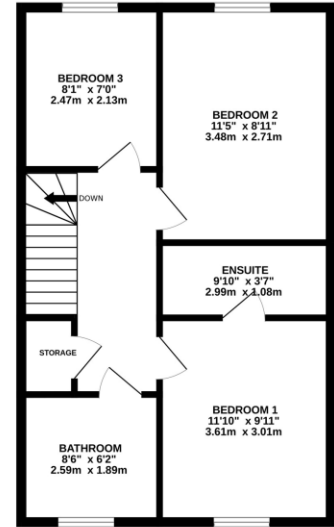
GROUND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract