



3 Bedrooms

Introducing this charming and modern terraced house boasting three bedrooms, located in a convenient residential area.

This delightful property offers a homely atmosphere with bright and spacious interiors.

The ground floor features a welcoming living room, a fully fitted kitchen with modern appliances, and a dining area perfect for entertaining guests.

Upstairs, you will find three well-proportioned bedrooms, ideal for a growing family or those needing extra space, with the added benefit of an upstairs Toilet.

Additionally, this property benefits from off-street & on-street parking, providing convenience for residents.

Londonderry Terrace

Easington, County Durham, SR8

Asking Price:

£89,950

EPC Rating: D



Kitchen:

11'2" x 7'1" (3.4m x 2.16m)

Integrated Double Dishwasher, Integrated Fridge/Freezer, UPVC Window, Radiator, UPVC Door, Oven, Extractor Fan, Electric Hob, Stainless Steel Bowl Sink with Chrome Mixer Tap, Tiled Flooring, Part Tiled Walls, Ceiling Spotlights.

Bathroom:

6' x 6'9" (1.83m x 2.06m)

Brushed Brass Heated Towel Rail, Tiled Floors, Tiled Walls, UPVC Window, Wash Basin with Vanity Unit & Brushed Brass Assents, Brushed Brass Mixer Tap, Bath, Brushed Brass Round Thermostatic Shower, Glass Shower Screen with Brushed Brass Accents, Wall White Toilet with Concealed Cistern & Brushed Gold Flush Plate, Greenwood Unity CV2GIP Smart dMEV Extractor Fan with Timer/Humidistat, Ceiling Spotlights, Brushed Brass Round Backlit Illuminated LED Mirror.

Reception Room:

10'11" x 10'11" (3.33m x 3.33m)

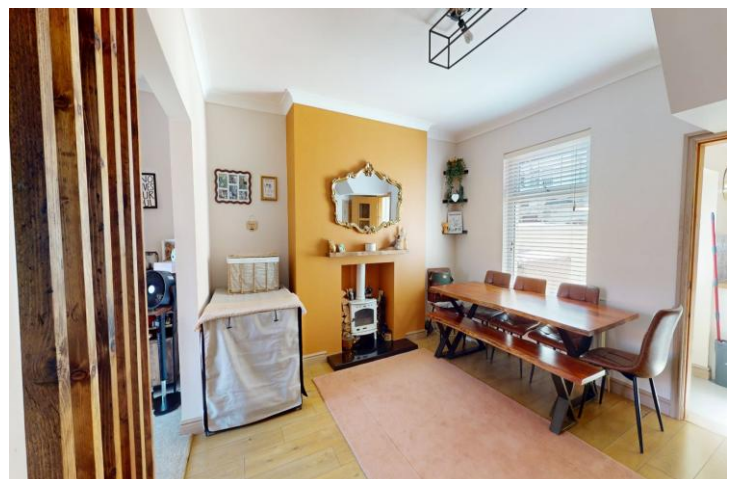
UPVC Bay Window, Radiator, Wood Flooring.

Dining Room:

11'9" x 12' (3.58m x 3.66m)

Radiator x 2, Cream Enamel Wood Burning Stove, UPVC Window, Wood Flooring.

WC (First Floor):



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4'2" x 2'1" (1.27m x 0.64m)

Macerator Pump & Toilet (Electric Switch on the Landing)

Washbasin with Chrome Mixer Tap, Wood Flooring, Ceiling Spotlights.

Bedroom 1:

8'2" x 11'10" (2.5m x 3.6m)

Radiator, UPVC Window, Boiler Cupboard.

Bedroom 2:

6' x 6'9" (1.83m x 2.06m)

Radiator, UPVC Window.

Bedroom 3:

6'3" x 4'11" (1.9m x 1.5m)

Radiator, UPVC Window, Built in Storage Cupboard.



Loft:

Loft Ladder, Not Boarded, No Electric.

Material Information:

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

MAINTENANCE / SERVICE CHARGE: NO

WATER METER: No

PARKING ARRANGEMENTS: Off-Street & On-Street

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No



MOBILE PHONE SIGNAL: No known issues.

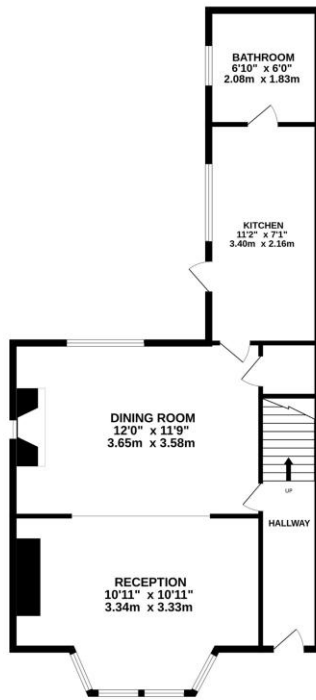
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

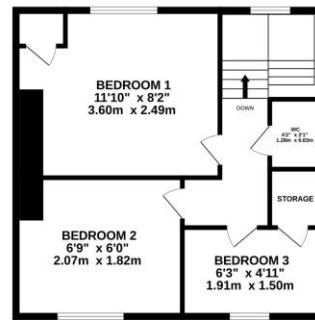
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GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.2 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		
81-91	B		82 B
69-80	C		
55-68	D	65 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