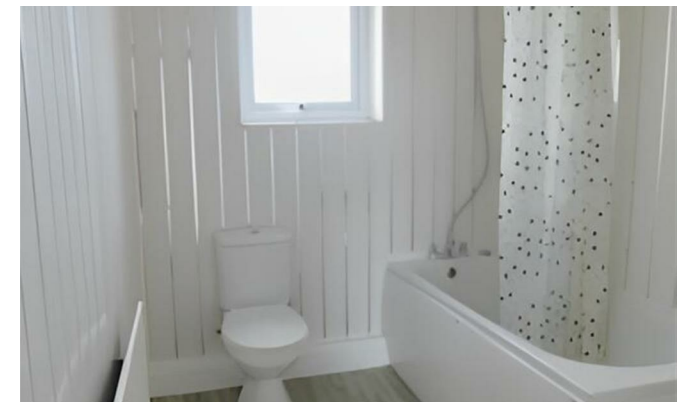




Boston Street

Easington Colliery, Peterlee SR8 3SL

- MID TERRACED HOUSE
- LOUNGE
- BATHROOM WITH BATH AND SHOWER
- OPEN ASPECT TO FRONT
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- REAR YARD
- AVAILABLE IMMEDIATELY

£525 Per Month

Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Mid terraced house available immediately on an unfurnished basis.

Accessed via a UPVC entrance door to the hallway, lounge and fitted kitchen with integrated oven, hob and extractor hood. Stairs from the hallway leads to the first floor landing, 2 double bedrooms and bathroom suite with bath and shower. Externally there an open aspect to the front with on street parking and an enclosed yard to the rear.

Benefiting from gas central heating and UPVC double glazing throughout.

The property is situated within easy reach of, local amenities, schools and the A19 is also close by for commuting throughout the region. Long term let, viewings are recommended.

ENTRANCE HALLWAY

LOUNGE

10'10" x 12'11"

KITCHEN

16'9" x 13'4"

FIRST FLOOR LANDING

BEDROOM 1

16'4" x 12'4"

BEDROOM 2

11'7" x 9'4"

BATHROOM

8'9" x 6'4"

REAR YARD

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2374-1911-2200-4440-0204>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

