

Hegartys

SALES & LETTINGS



2 Bedrooms

A well-presented two-bedroom semi-detached home situated in a popular and convenient location in Easington Lane. Offering bright and spacious accommodation along with front and rear gardens and a driveway, this property is ideal for first-time buyers, small families or investors looking for a move-in ready home.

The property has had recent works carried out making it well maintained and ready for its next owner. Internally, the home offers generous room sizes throughout with a large and bright reception area providing a comfortable space for relaxing or entertaining. The kitchen offers plenty of workspace and storage making it practical for everyday living while overlooking the rear garden. Upstairs, the property benefits from two good-sized bedrooms both offering bright and comfortable living space along with a family bathroom.

Externally, the property enjoys gardens to both the front and rear, providing outdoor space for relaxing, gardening or entertaining. The driveway offers convenient off-street parking.

Located close to local amenities the property is within easy reach of shops, schools and transport links making it a highly convenient place to live.

With spacious rooms, recent improvements and a great location, this property represents an excellent opportunity and must be viewed to be fully appreciated.

Offers Over:

Churchside Gardens

Easington Lane, DH5

£115,000

EPC Rating: C

0191 512 4940 | sales@hegartysea.co.uk | www.hegartysestateagents.co.uk
Wheeler House, 2-3 Newbottle Street, Houghton Le Spring, Tyne And Wear, DH4 4AL



Reception:

12'11" x 15'7" (3.94m x 4.75m)

Carpeted Flooring, UPVC French Doors, Radiator

Kitchen:

8'1" x 12'10" (2.46m x 3.9m)

Vinyl Flooring, UPVC Window, Wall and Base Units, Stainless Steel Sink with Drainer and Mixer Tap, Gas Hob with Extractor Fan and Oven, Radiator

Bedroom 1:

8' x 11'1" (2.44m x 3.38m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom 2:

8'4" x 13' (2.54m x 3.96m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

6'4" x 6'5" (1.93m x 1.96m)

Tiled Flooring, Tiled Walls, W/C, Shower Cubicle with Thermostatic Shower, Washbasin with Mixer Tap, Towel Radiator

EPC: C

Council Tax Band: A, Sunderland

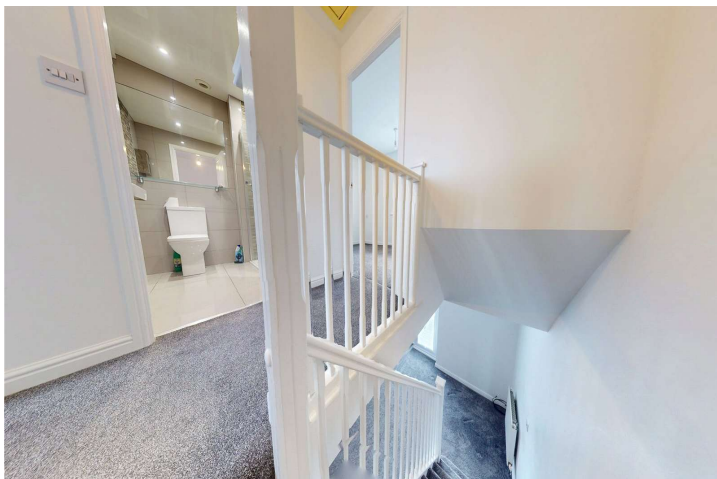
Parking: Driveway

Tenure: Leasehold

Material Information:



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



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 provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

WATER METER- No

PARKING ARRANGEMENTS: Driveway

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

[here> https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%](https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20)

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

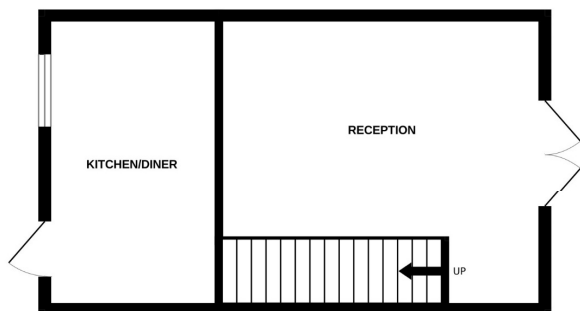
hours are :

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

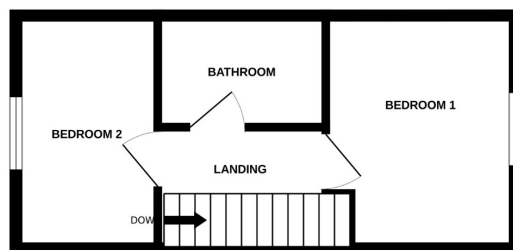
Tenure - Leasehold

Viewing - By appointment through

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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