



2 Bedrooms

A beautifully presented two-bedroom semi-detached home with driveway, front and rear gardens. ideal for first-time buyers.

This bright and modern property offers stylish, well planned accommodation throughout and would make a fantastic first home.

Upon entering, you are welcomed into a bright and contemporary open-plan living and kitchen area creating a sociable and versatile space ideal for both everyday living and entertaining. The ground floor also benefits from a

Churchside Gardens

Easington Lane, DH5

Asking Price:

£125,000

EPC Rating: C



Reception / Kitchen:
13' x 23'7" (3.96m x 7.2m)

Conservatory:
9'6" x 12'2" (2.9m x 3.7m)

W/C:
.318'3" x 5'5" (.97m x 1.65m)

Master Bedroom:
8'4" x 11'2" (2.54m x 3.4m)

Bedroom Two:
8'1" x 11'2" (2.46m x 3.4m)

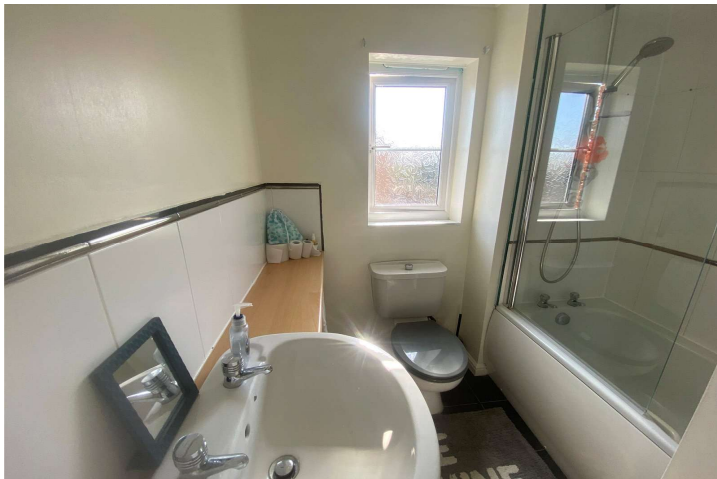
Bathroom:
6'5" x 6'6" (1.96m x 1.98m)

Parking: Driveway

Tenure: Freehold



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



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 provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

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&m_sclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

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:

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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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