



2 Bedrooms

HOME SWEET HOME...

Introducing this charming semi-detached bungalow boasting two bedrooms, nestled in a peaceful residential area. This cosy and homely property offers a perfect blend of comfort and convenience. The well-maintained garden provides a tranquil outdoor space, ideal for relaxation. The interior of the bungalow exudes warmth and character, creating a welcoming atmosphere throughout. The two well-appointed bedrooms offer ample space for rest and relaxation. The property's convenient location provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or those seeking a peaceful retreat. Don't miss this opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the charm of this property firsthand.

## The Poplars

Easington Lane, DH5

Asking Price:

**£90,000**

EPC Rating: D





## GROUND FLOOR

### Lounge:

Having laminate flooring, fireplace, double glazed and radiator leading to

### Conservatory:

With laminate flooring, double glazed window and French doors to rear garden.

### Kitchen:

Comprising of a range of wall and base units, double glazed window, stainless steel sink unit/drain, gas hob, space for fridge/freezer, vinyl flooring and radiator.

### Bedroom 1:

Having laminate flooring, double glazed window and radiator.

### Bedroom 2:

Having laminate flooring, double glazed window and radiator.

### Bathroom:

Featuring panelled bath housing shower, low level wc, wash hand basin, vinyl flooring, double glazed window and radiator.



For additional information and full photo gallery please visit [www.hegartysestateagents.co.uk](http://www.hegartysestateagents.co.uk)

**Council Tax Band: A**

**Tenure: Freehold**

**EPC: D**

**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- N/A

PARKING ARRANGEMENTS: On street parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

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.

**Tenure** - Freehold

**Viewing** - By appointment through Agent



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 84        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 60                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |           |

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