



## **Baldwin Street, Easington Colliery, County Durham, SR8 3SJ**

13.5% Rent Yield Potential | Wonderful Views of Park | Two Double Bedrooms | Two Reception Rooms  
Kitchen | Bathroom | Double Glazed | Gas Heating via Combi | "No Onward Chain"

**Asking Price: £35,000**

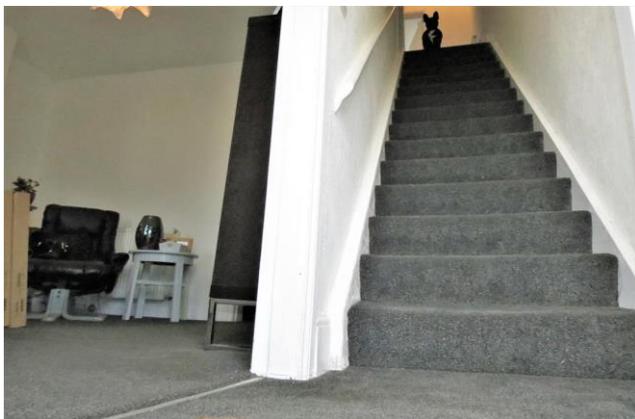
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Baldwin Street, Easington Colliery,  
County Durham, SR8 3SJ**

AN IDEAL BUY TO LET - FIRST HOME... This wonderful two bedroom mid terraced property offers lovely views over the adjoining park and would make a splendid buy to let purchase or even a first home. The property offers two well appointed reception rooms, a kitchen, first floor bathroom and both double glazing and gas central heating via a combi boiler. For further information regarding Hunters comprehensive lettings management services please email [peterlee@hunters.com](mailto:peterlee@hunters.com) or call 01915863836. "No Chain"

**ENTRANCE HALLWAY**

A welcoming entrance which features a double glazed external door opening onto the adjoining park, stairs to the first floor landing area and an internal door offering accessibility into the front reception room.



**DINING ROOM**

*3.20m (10' 6") x 3.18m (10' 5")*

Situated at the front of the home this delightful reception room offers a double glazed window which directly overlooks the adjoining scenic park. Furthermore, the reception room provides a central focal fireplace inset with an electric fire, a radiator and a useful storage cupboard housing the gas central heating boiler. A further internal door opens into the lounge.



**LOUNGE**

*4.27m (14' 0") x 4.07m (13' 4")*

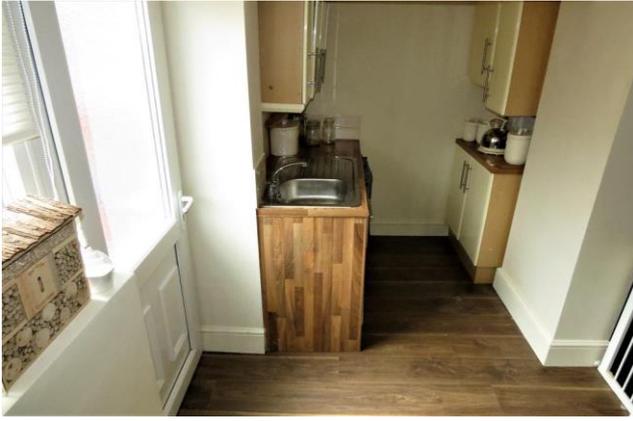
Located between the dining room and the kitchen this splendid room includes an open aspect to the kitchen, a radiator, useful understair cupboard and a door to the dining room.



**KITCHEN**

*3.68m (12' 1") x 1.37m (4' 6")*

Nestled at the rear of the property the kitchen incorporates an array of both wall and floor cabinets finished in a cream colour with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings. Additional attributes include an external double glazed door accompanied with a double glazed window overlooking the rear south facing courtyard, a radiator, plumbing for an automatic washing machine and an electrical cooker point with an overhead contemporary extractor hood.



### **FIRST FLOOR LANDING**

Located at the top of the stairwell from the entrance hall, this welcoming area includes convenient loft access and three doors to the two double bedrooms and the family bathroom.



### **MASTER BEDROOM**

*4.55m (14' 11") x 3.19m (10' 6")*

Beautifully presented the master bedroom includes double glazed windows which provide wonderful elevated views across the adjacent park and a radiator.



### **SECOND BEDROOM**

*3.15m (10' 4") x 2.95m (9' 8")*

Nestled at the rear of the property on a south facing aspect this additional double bedroom offers a double glazed window and a radiator.



### **FAMILY BATHROOM**

*2.16m (7' 1") x 1.42m (4' 8")*

The delightful family bathroom includes a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Accompaniments include a radiator and a double glazed window set to the rear of the property.



### EXTERNAL

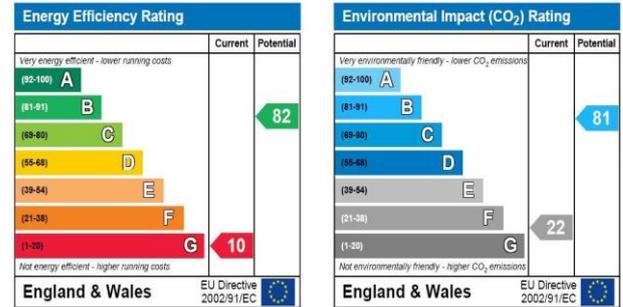
At the rear of the property there is a charming south facing walled courtyard with an access gate to the rear lane. To the front there is an abundance of on street parking superseding the adjacent scenic park, ideal for all the family and pets.



### VIEWS OF PARK



### ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9am - 5pm  
 Saturday: 9am - 12pm  
 Sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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