



Residential

14 Dene Avenue, Easington, County Durham SR8 3NL

***GUIDE PRICE:**

£29,000+ (plus fees)

Two Bedroom Terraced House

This good sized two bedroom house Requires some cosmetic works and updating. The property benefits from a new roof, new double glazed windows and a new shower room.

Description:

Hallway: Via uPVC door, radiator and stairs to first floor.

Lounge 12'8 x 11'7: Front aspect, double glazed window, feature fire surround, gas fire, radiator.

Kitchen / Diner 15'2 x 9'3: Rear aspect, double glazed window, range of wall and base units, electric hob and eye level oven & grill. Breakfast bar, tiled splash backs, radiator.

Rear Lobby: Built in cupboard, uPVC door to rear.

Shower Room: Side aspect with double glazed window, double shower cubicle, pedestal hand basin, low level WC, vinyl walls & ceiling, radiator.

Bedroom 1 14 x 8'1: Double glazed window, built in robes, radiator.

Bedroom 2 14'8 x 11'8: Double glazed window, built in cupboard, radiator.

External: Front is pedestrianised with large lawn garden, rear yard with brick built storage shed.

Viewing: Please telephone 0191 9089691

Tenure: See Legal Pack

Local Authority: Durham County Council

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Katie Richardson.

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.