



### 3 bed detached house to buy in

The Coppice, Easington Colliery, Peterlee,  
Durham, SR8 3NU

**£220,000**

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Detached
- ✓ Bedroom One With En-Suite
- ✓ Four-Piece Family Bathroom Suite
- ✓ Driveway & Garage

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

## Description

Pattinson Estate Agents welcome for sale this impressive three-bedroom detached property situated on The Coppice, Easington Colliery.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, living room, kitchen, dining area are located on the ground floor. Three bedrooms, bedroom one with en-suite and a family bathroom are located on the first floor.

Externally the property offers a grassed area and paved driveway to the front elevation, Fully enclosed, well presented and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £220,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Grassed area, paved driveway and access to the garage to the front elevation.



## Porch

Access via composite door, cast iron radiator and LVT flooring



## Living Room

Double glazed window to the front elevation, multifuel log burner, tv point, cast iron radiator and LVT flooring



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with quartz work surfaces, sink, electric hob, integrated oven, microwave, dishwasher, fridge, cast iron radiator, LVT flooring and patio door leading to the garden.



## Landing

Double glazed window to the side elevation, storage cupboard, radiator and carpet.



## Bedroom 1

Double glazed window to the rear elevation, built in wardrobes, cast iron radiator and laminate flooring.



## En-Suite

Double glazed window to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, walk in shower, cast iron radiator, partly tiles walls and laminate flooring.



## Bedroom 2

Double glazed window to front elevation, radiator and laminate flooring.



## Bedroom 3

Double glazed window to the front elevation, access to the loft, radiator and laminate flooring.



## Bathroom

Double glazed window to the rear elevation, four piece suite comprising; low level w/c, wash basin with black waterfall mixer tap, free standing bath with freestanding tap with handset and hose, walk in shower, cast iron radiator, partly tiled walls and tiled flooring.

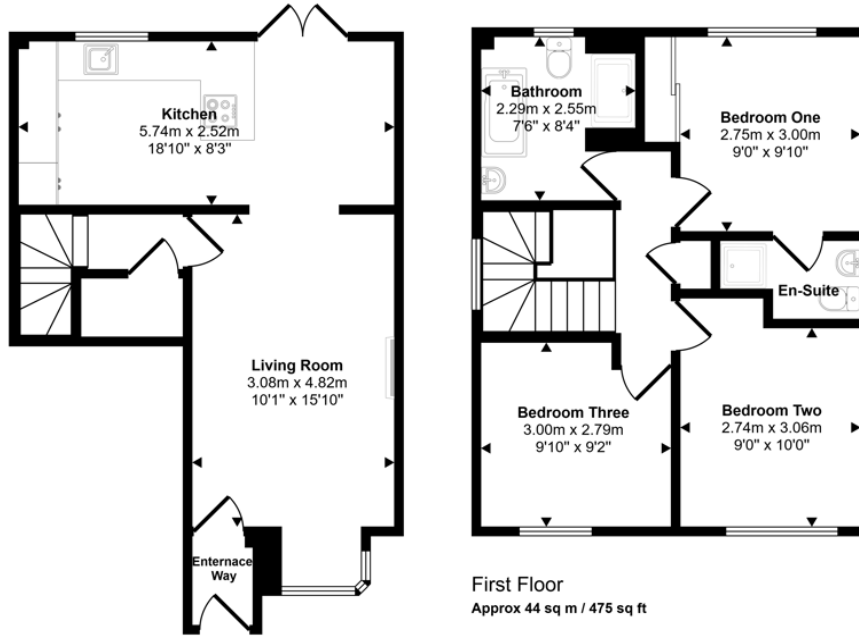


## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
82 sq m / 885 sq ft



Ground Floor  
Approx 38 sq m / 411 sq ft

First Floor  
Approx 44 sq m / 475 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Coppice, Easington Colliery, Peterlee, Durham, SR8 3NU

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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