



Upon the instructions of



For Sale

Former Church Hall

Crawlaw Road
Easington Colliery
County Durham
SR8 3LP

- Purpose built church hall premises
- Located within residential area
- Totalling **1225 ft² (1130.8m)**
- Site area **0.075 acres**
- Formerly occupied as a nursery
- Close to Seaside Lane shopping centre

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

Easington Colliery is a former mining town within County Durham and lies approximately 12 miles East of Durham, 3.5 miles North of Peterlee and 12 miles South of Sunderland. Crawlaw Road is predominantly a residential area sitting immediately to the rear of Seaside Lane which is the towns principal local shopping area. The subject property sits immediately opposite Easington Colliery Cemetery and within close proximity of Hope Wood Academy School.

Description

The property is detached and of modern construction under a pitched profiled metal roof comprising former Church Hall with narrow access strip to one side and a small external area to the rear with access to the rear of School Lane. The premises are very well presented throughout.

The site occupies a total area of approximately **0.075 acres** as shown verged red on the attached plan. Heating is provided via an oil fired external storage tank.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Hall and Premises	1225	113.80
Externally		
Small strip of land to one side and small compound/external space to rear with access to rear lane		

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the Region of **£55,000 (fifty-five thousand pounds)**.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

Not listed.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1140

EPC

As the property was formerly used as a place of worship, we understand it holds an EPC exemption.



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