

HUNTERS®

HERE TO GET *you* THERE



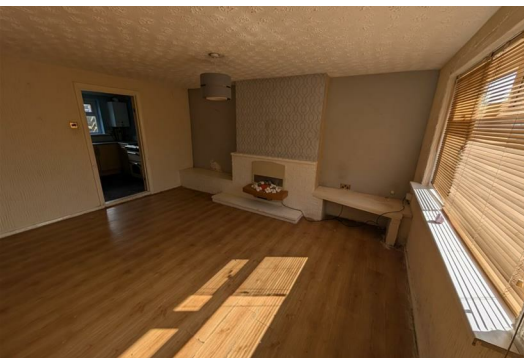
Tarn Close

Peterlee, SR8 5PB

Asking Price £55,000



OUTSTANDING BUY-TO-LET INVESTMENT OR FIRST HOME - 10% RENT YIELD POTENTIAL ...Hunters are delighted to present to the market this wonderful two bedroom end terraced home which is situated within reach of the Castle Dene Shopping Centre, local schools, the new Horden Railway Station and the A19 which interconnects with Sunderland, Hartlepool and the historic city of Durham. The well appointed accommodation includes a larger than average lounge, kitchen, family bathroom and desirable enclosed gardens. For further information regarding viewings and our comprehensive lettings management services please contact your local Hunters office located in the Castle Dene Shopping Centre in Peterlee. EPC: D, Council Tax Band: A. "NO CHAIN"



Lounge 15'4" x 15'1" (4.68m x 4.62m)
Situating at the front of the property the lounge features a double glazed windows overlooking the west facing patio gardens complimented with laminated flooring, a staircase to the first floor, a radiator and focal fireplace.

Dining Kitchen 15'2" x 9'6" (4.63m x 2.92m)
Nestled at the rear of the home, the dining kitchen provides a wealth of wall and floor cabinets finished in beech colour tones with laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window overlooking the enclosed courtyard. Accompaniments include a radiator, useful storage cupboard, an electric cooker point, plumbing for an automatic washing machine and a wall mounted gas boiler.

Rear Hallway
Located from the dining kitchen, his convenient access hall to the rear courtyard incorporates a door to the kitchen and a further double glazed exterior door.

Landing
Positioned to the top of the stairwell from the lounge, the landing provides access to both double bedrooms and the bathroom.

Master Bedroom 12'2" x 12'0" (3.71m x 3.67m)
The master bedroom features a useful storage cupboard, a radiator and a double glazed window offering elevated views across the west facing patio gardens.

Second Bedroom 12'10" x 9'2" (3.93m x 2.80m)
Situating at the rear of the home, the second double bedroom incorporates a double glazed window and a radiator.

Bathroom 7'6" x 5'6" (2.31m x 1.69m)
Located adjacent to the second bedroom at the rear of the property, the family bathroom features a white suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin. Additional attributes include splash tiling, a radiator and a double glazed window.

Outdoor Space
At the rear of the property there is an enclosed gated courtyard with two useful storage outbuildings, whilst to the front, there are well appointed paved patio gardens positioned on a predominantly west facing aspect ideal for outdoor enjoyment.

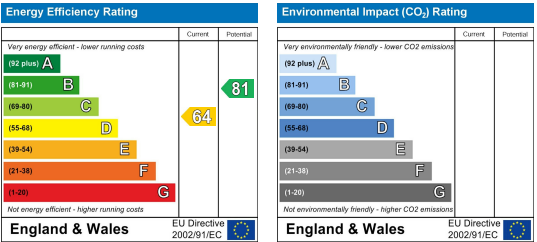
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.