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HERE TO GET *you* THERE



Kent Walk

Peterlee, SR8 2BN

Asking Price £85,000

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Hunters are pleased to offer this five-bedroom mid-terrace property on Kent Walk, Peterlee, offering potential as a family home or investment, with an anticipated rental income of £850pcm., The accommodation comprises an entrance hallway, lounge, fitted kitchen, two ground-floor bedrooms, three first-floor bedrooms, shower room/WC and separate WC. Outside is an enclosed rear garden with brick-built storage and a pleasant green outlook to the front. Kent Walk is positioned for easy access to the town centre amenities, local schools and the A19 which interlinks with Teesside, Sunderland and the Historic City of Durham. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre. EPC D. "No Chain"







Entrance Hallway
Entered through a white entrance door with a glazed side panel, the hallway provides access to the ground-floor accommodation, with a carpeted staircase leading to the first floor. Light-coloured walls and a timber handrail complement the space, which forms the central access point for the property's adapted layout.

Lounge 12'4" x 10'4" (3.76m x 3.17m)
Positioned overlooking the rear garden, the lounge provides space for seating alongside a dining table and chairs. A broad window allows natural light into the room, while an open connection to the kitchen creates a practical arrangement for everyday living and dining. Finished with carpeted flooring, light-coloured walls and a wall-mounted electric heater.

Kitchen 13'3" x 9'6" (4.04m x 2.90m)
Fitted with a range of wood-effect wall and base units, incorporating drawers, contrasting light work surfaces and tiled splashbacks. A stainless-steel sink with a drainer and mixer tap sits beneath the rear-facing window, with space for a freestanding cooker and under-counter appliances. Wood-effect flooring runs throughout, while an external door provides access to the rear garden. The kitchen connects directly to the lounge and offers scope for updating to suit a purchaser's requirements.

Fourth Bedroom 10'11" x 7'3" (3.34m x 2.22m)
A ground-floor bedroom with a front-facing window overlooking the grassed pedestrian approach. Carpeted flooring, light-coloured walls and an electric wall heater provide a straightforward starting point for redecoration. Its position on the ground floor adds flexibility to the accommodation, with potential to use the room as a bedroom, study or additional reception space.

Fifth Bedroom 10'4" x 7'2" (3.16m x 2.20m)
A further ground-floor bedroom, forming part of the property's conversion to a five-bedroom layout. The room benefits from natural light through a front-facing window, together with carpeted flooring and a wall-mounted electric heater. This space offers flexibility for a purchaser seeking additional sleeping accommodation or a separate room for working from home.

First Floor Landing
The carpeted staircase leads to a landing providing access to three further bedrooms, the separate W/C and the shower room. Light-coloured walls and white internal doors continue the simple decorative scheme.

Second Bedroom 13'0" x 9'2" (3.97m x 2.81m)
A well-proportioned bedroom with a broad window enjoying an outlook towards the trees and green space at the front. The room offers space for a double bed and accompanying bedroom furniture, with fitted storage providing additional practicality. Carpeted flooring, light-coloured walls and a wall-mounted electric heater complete the room.

Master Bedroom 13'3" x 10'4" (4.06m x 3.16m)
Overlooking the rear, the fifth bedroom has a wide window providing natural light and an outlook over the neighbouring gardens. The room features carpeted flooring, light-coloured walls and a wall-mounted electric heater. It could serve as a further bedroom, guest room or study, depending on the purchaser's requirements.

Third Bedroom 10'7" x 6'7" (3.25m x 2.01m)
Another spacious bedroom with a front-facing window drawing in natural light and offering views towards the green surroundings. Built-in cupboard storage complements the available floor space, with room for a bed and freestanding furniture. Finished with carpeted flooring, light-coloured walls and an electric heater beneath the window.

Separate W/C
A separate toilet fitted with a white W/C incorporating a compact hand-wash basin above the cistern. An obscured-glass window provides natural light and privacy, while wood-effect flooring completes the space. This additional facility serves the first-floor accommodation alongside the shower room.

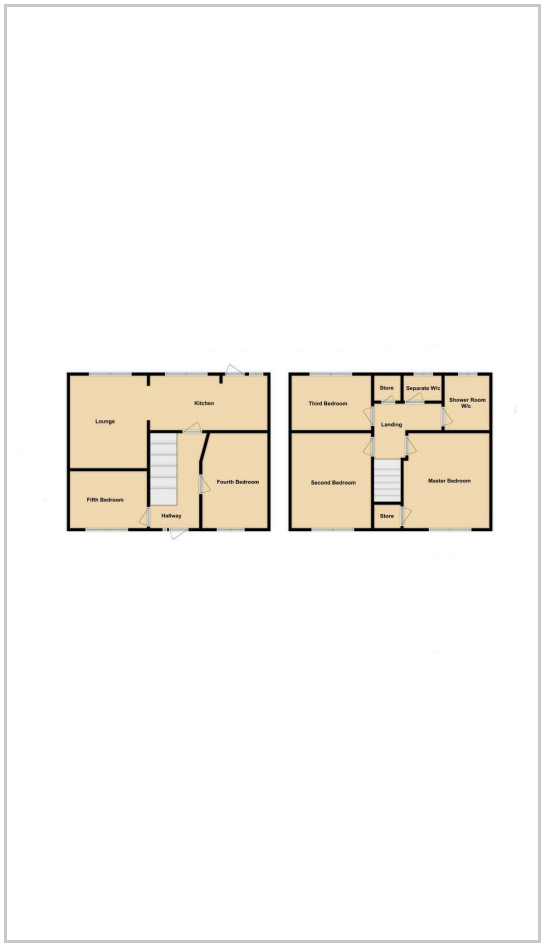
Shower Room W/C 6'1" x 4'7" (1.87m x 1.42m)
Fitted with a shower enclosure with glazed screening, a pedestal wash basin and a white W/C. Marble-effect wall panelling is complemented by wood-effect flooring, with an obscured-glass window and extractor fan also present. The room would benefit from remedial attention and refreshing as part of the property's improvement works.

Outdoor Space
The property sits behind a grassed frontage with a paved pedestrian approach and an outlook towards an open green area with mature trees. To the rear is an enclosed garden featuring a central lawn, gravelled borders and paved areas suitable for outdoor seating. Timber fencing, gated access and a brick-built outbuilding complete the outside space, offering useful storage and scope for further landscaping.

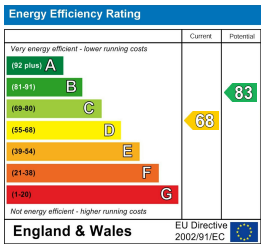
Area Map

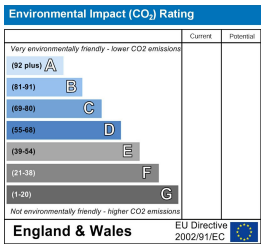


Floor Plans



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.
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5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com https://www.hunters.com