

HUNTERS[®]

HERE TO GET *you* THERE



Waveney Road

Peterlee, SR8 1HJ

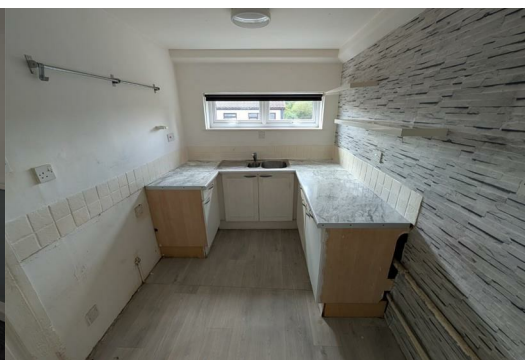
Asking Price £29,950



2 Waveney Road, Peterlee, County Durham, SR81HJ.

We are acting in the sale of the above property and have received an offer of £39999 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

IDEAL INVESTMENT-TWO BEDROOM APARTMENT-HIGH YIELD POTENTIAL ... Hunters are delighted to present this wonderful two bedroom first floor apartment which is well positioned for access to the town centre amenities, schools and transport networks including the A19 which interlinks with Sunderland, Teesside and Durham City. The accommodation briefly comprises of a communal entrance and a private hallway, lounge, two double bedrooms, a lounge, kitchen, bathroom and both gas central heating and double glazing. The apartment would make an ideal first home or noteworthy addition to any buy-to-let portfolio given the high rent yield potential of £495 Pcm. For further information regarding Hunters comprehensive lettings management services and viewings please contact your local Hunters office situated in the nearby Castle Dene shopping centre. "No Chain"



Communal Entrance
Situating on the ground floor the secure communal entrance features a door intercom system, a useful allocated storage cupboard and stairs to the upper floors.

Property Hallway
The main hallway of the apartment includes two storage cupboards and a radiator.

Lounge 17'8" x 11'5" (5.41m x 3.50m)
This well appointed principle reception features a double glazed window providing scenic elevated views and a radiator.

Kitchen 9'10" x 6'8" (3.01m x 2.04m)
Positioned from the lounge, the kitchen includes an array of floor cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a one and a half bowl sink and drainer unit complete with mixer tap fitments set beneath a double glazed window. Additional attributes include an electric and gas cooker point, space for a fridge freezer, plumbing for an automatic washing machine, a radiator and a useful utility cupboard concealing the wall mounted gas combination boiler.

Master Bedroom 13'1" x 8'2" (4.00m x 2.49m)
The delightful master bedroom features a double glazed window providing scenic elevated views, a fitted wardrobe and a radiator.

Second Bedroom 9'4" x 9'4" (2.87m x 2.86m)
The second double bedroom accommodates a fitted wardrobe, a radiator and a double glazed window.

Bathroom 6'1" x 5'5" (1.87m x 1.67m)
Well presented, the bathroom incorporates a white suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin. Further notable features include a radiator and a double glazed window.

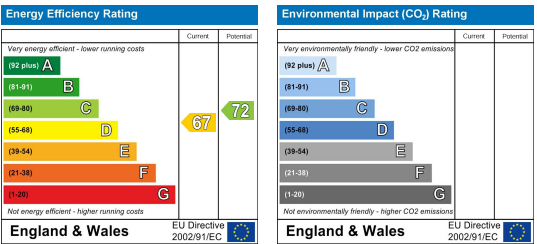
Area Map



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.