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HERE TO GET *you* THERE



Delavale Close

Peterlee, SR8 5RH

Asking Price £59,950

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AN IDEAL HOME OR BUY-TO-LET INVESTMENT .. Hunters are pleased to present to the market this wonderful two bedroom terrace house situated within reach of the town centre amenities, local shops and schools. The property provides a larger than average living space comprising of two double bedrooms and a loft, a convenient entrance porch opening into the main hallway, a lounge, extended dining kitchen, firs floor family bathroom and a garden. The property would facilitate an ideal investment which should realise £625pcm following remedial works. Please contact your local Peterlee Hunters office for further information regarding our comprehensive lettings management packages and viewings. CHAINFREE, “SOLD AS SEEN” “All services/appliances have not and will not be tested”. EPC: D.







Entrance Porch
A delightful addition to the property, the double glazed porch offers accessibility into the hallway and an external double glazed door.

Hallway
Incorporating a stairwell to the first floor and a radiator.

Lounge 15'10" x 13'5" (4.84m x 4.11m)
The well proportioned reception features a double glazed window overlooking the front grounds complimented with a feature fireplace, laminated flooring and a radiator.

Dining Kitchen 16'10" x 10'11" into recess (5.15m x 3.34m into recess)
Nestled towards the rear of the property this extended dining kitchen is certainly a stand-out attribute to the home. The kitchen area displays an array of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments placed beneath a double glazed window overlooking the rear gardens. Further accompaniments include plumbing for an automatic washing machine, space for a fridge and freezer, a gas hob and an electric oven, a useful peninsular breakfasting bar, a radiator and both an additional double glazed window and an exterior double glazed door offering access into the rear gardens.

Landing
The landing area provides access into the family bathroom, both double bedrooms and convenient access to the loft.

Master Bedroom 11'8" x 10'1" (3.58m x 3.08m)
Situated at the front of the property the master bedroom features a double glazed window and a radiator

Second Bedroom 11'1" x 9'11" (3.40m x 3.04m)
Located towards the rear of the home, the second double bedroom includes a double glazed window offering elevated views across the gardens, a radiator and a cupboard which conceals the gas boiler.

Bathroom 6'8" x 6'7" (2.05m x 2.03m)
Situated adjacent to the second bedroom at the rear of the property the family bathroom provides a white suite comprising of a panelled bath with an overhead electric shower, a pedestal hand wash basin and a low level W/c. Additional attributes include a useful storage cupboard, a radiator and a double glazed frosted window.

Loft 13'6" x 8'7" (4.14m x 2.64m)

Outdoor Space
At the front of the property there are lawned gardens with a pathway to the front door, whilst to the rear, there are wonderful lawned gardens leading to a gravelled patio area at the top of the garden, ideal for family gatherings during the warm summer months.

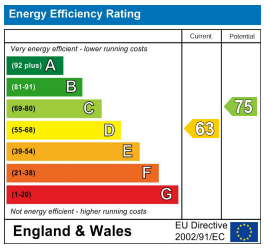
Area Map

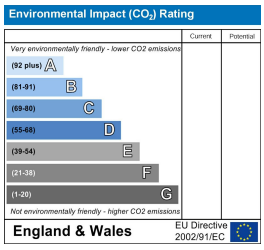


Floor Plans



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.

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