



HUNTERS

## Galloway Road

Peterlee, SR8 5QD

£675 Per Month



Hunters are delighted to bring to the lettings market this well-presented three bedroom home, situated on Galloway Road, Peterlee, perfectly placed for local schools, town centre amenities and excellent commuter links via the A19 to Teesside, Sunderland and Durham City. The accommodation briefly comprises: entrance hallway, lounge, dining room and a spacious dining kitchen. To the first floor are three bedrooms along with a family bathroom and a separate W/C. Externally, the property enjoys a superb enclosed garden with a decked patio area—ideal for families, entertaining or simply relaxing outdoors.



## Entrance Hallway

The welcoming entrance features an exterior double glazed door, a staircase to the first floor, radiator and useful understairs storage.

## Lounge 11'7" x 11'6" (3.55m x 3.53m)

The sizable principle reception includes a pair of double glazed patio doors which conveniently open onto a lovely west facing timber deck patio, ideal for families in the warm summer months. Further attributes include an eye catching fireplace inset with an electric fire, a radiator and open plan aspect to the dining room.

## Dining Room 11'9" x 7'11" (3.60m x 2.43m)

Situated at the front of the home, the dining room includes a double glazed window, a radiator and an open plan aspect to the lounge.

## Dining Kitchen 11'11" x 9'4" (3.64m x 2.86m)

Nestled towards the rear of this wonderful family home, the kitchen offers an array of floor cabinets finished in light beech colours and contrasting granite effect work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments. Accompaniments include an exterior double glazed door and double glazed window which overlook the rear west facing gardens, a radiator and a wall mounted gas combination boiler.

## Landing

Situated at the top of the twisting staircase from the entrance hallway, the landing provides natural light from a double glazed window on the half landing and grants access into the three bedrooms, family bathroom and separate W/c.

## Master Bedroom 11'8" x 11'5" (3.57m x 3.50m)

Located at the rear of the property, the master bedroom features a double glazed window offering pleasant elevated views across the rear gardens, a number of storage cupboards and a radiator.

## Second Bedroom 11'4" x 9'5" (3.46m x 2.88m)

Situated adjacent to the master bedroom at the rear of the property the well appointed second double bedroom features a double glazed window and a radiator.

## Third Bedroom 8'8" x 7'9" (2.66m x 2.37m)

The third bedroom is positioned at the front of the property and includes both a double glazed window and a radiator.

## Bathroom 5'4" x 4'9" (1.65m x 1.45m)

The bathroom features a white suite comprising of an electric shower positioned over the panel bath and a hand wash basin. Accompaniments include a double glazed frosted window to the front of the home and partial wall tiling.

## Separate W/c

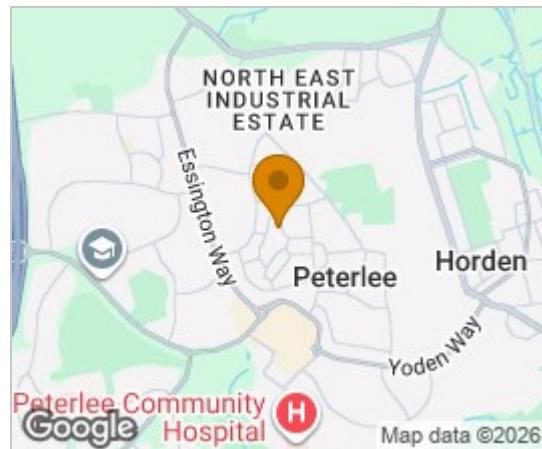
The separate W/c includes a frosted double glazed window and a low level W/c.

## Outside Space

At the front of this delightful family home there are lawned gardens surrounded with timber fencing and a gate with pathway to the front door. Towards the rear of the property the gardens are set on a predominant west facing aspect and conveniently feature a number of storage sheds. The garden comprises mostly of lawns and a sizable elevated timber deck accessed via the patio doors from the lounge making the splendid garden an ideal attribute for families.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

