



## Robson Avenue

Peterlee, SR8 5DW

£650 Per Month



AVAILABLE MID MAY .. Hunters are pleased to present to the lettings market this wonderful three bedroom semi detached house conveniently situated within reach of the town centre amenities, schools and the A19 which interlinks with Sunderland, Durham and Teesside. The recently refurbished accommodation briefly comprises of a gas central heating system and double glazing, an entrance hallway, lounge through dining room, a kitchen with an adjoining utility room, three bedrooms, a shower room with a separate W/c and private gardens. EPC: C, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.





Entrance Hall

A welcoming entrance which includes an exterior double glazed door accompanied with double glazed panel windows, a staircase to the first floor landing area, a radiator and two internal doors opening into the kitchen and the lounge.

Lounge 12'6" x 12'1" (3.82 x 3.68)

Situated at the front of the home the lounge features a double glazed window complimented with an open archway leading into the dining room. Additional attributes include a radiator and an attractive fireplace with a marble back panel and hearth inset with a living flame gas fire.

Dining Room 10'2" x 10'10" (3.09 x 3.31)

Nestled towards the rear of the property this additional reception room includes a double glazed window overlooking the private rear garden, a radiator and feature open archway to the lounge.

Kitchen 8'10" x 9'11" (2.7 x 3.02)

The kitchen offers an array of both wall and floor cabinets finished in white with contrasting work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments set below a double glazed window overlooking the rear gardens. Additional attributes include a gas hob and an electric oven located beneath an extractor hood, a pantry cupboard accompanied with two useful storage cupboards, convenient tiled flooring and a door leading into the utility room.

Utility Room 6'0" x 8'6" (1.84 x 2.6)

Located adjacent to the kitchen towards the rear of the property, this convenient utility area includes under bench standage for a fridge freezer and plumbing for an automatic washing machine, a continuation of the tiled flooring from the kitchen accompanied with a double glazed window and an exterior door opening into the gardens.

Landing

A welcoming area with a double glazed window to the side of the home and doors providing access into the three bedrooms, shower room and the separate W/c.

Master Bedroom 10'6" x 12'10" (3.19 x 3.9)

Located at the front of the property the master bedroom features a double glazed window, a radiator and mirror fronted wardrobes.

Second Bedroom 9'10" x 12'10" (3 x 3.91)

Situated towards the rear of the home the second double bedroom includes a double glazed window and a radiator.

Third Bedroom 7'1" x 9'11" (2.17 x 3.03)

Positioned adjacent to the master bedroom this third well appointed bedroom features a useful storage cupboard which conceals the gas combi boiler, a radiator and a double glazed window.

Shower Room

Positioned to the rear of the property the shower room includes a glazed shower cubicle complete with a Mira shower and a pedestal hand wash basin. Accompaniments include a double glazed window and a radiator.

Separate W/c

Set adjacent to the family shower room the separate W/c includes a double glazed window to the side of the home and a low level W/c.

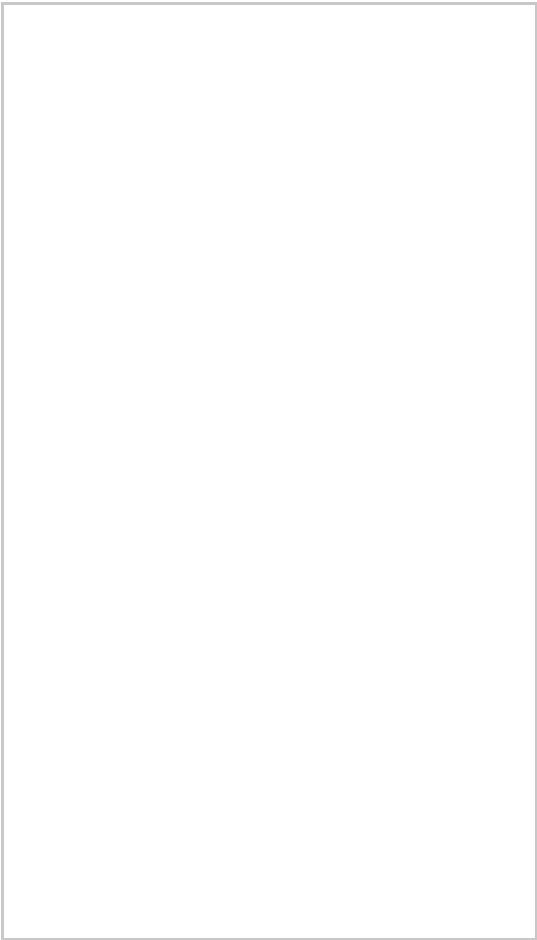
Outdoor Space

There are private gated gardens to the rear of the property, ideal for families and outdoor enjoyment during the warm summer months accessed via a door from the utility room and a pathway to the side of the property.

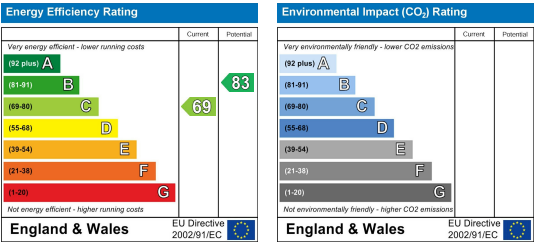
Area Map



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.