

HUNTERS®

HERE TO GET *you* THERE



Durham Avenue

Peterlee, Horden, SR8 4PY

Asking Price £95,000



OUTSTANDING BUNGALOW - SOUTH FACING GARDENS WITH PARK VIEWS ... Hunters are delighted to present to the market this wonderful two bedroom bungalow which is located in a popular position with attractive open views across the south facing gardens towards the the local park. The accommodation briefly comprises of two double bedrooms, a lounge with patio doors into the landscaped gardens, a contemporary kitchen, lovely shower room and both gas central heating and double glazing. Durham Avenue is situated within easy reach of scenic walks along the Heritage coastline, near the local railway station which interlinks with Sunderland, Hartlepool and beyond, shops including the local Aldo store and the A19. Council Tax Band A, EPC: D. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



Entrance Hallway

The welcoming entrance features an exterior double glazed door accompanied with attractive laminated flooring and further internal doors offering accessibility into the contemporary shower room W/c and the delightful kitchen.

Lounge 14'4" x 12'11" (4.38m x 3.94m)

Situated at the rear of this enchanting bungalow, the larger than average principle reception room incorporates a pair of double glazed patio doors opening into the beautiful landscaped south facing rear gardens preceding the park. Further accompaniments include a radiator and two further doors offering access into the bedrooms.

Kitchen 13'0" x 8'0" (3.98m x 2.45m)

The awe inspiring kitchen is presented with a wealth of wall and floor cabinets finished in gloss white colour tones and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the enclosed private courtyard. Accompaniments include a wall mounted gas boiler and plumbing for an automatic washing machine together with an electric hob and oven positioned below an elevated brushed steel extractor canopy, a radiator and a continuation of the laminated flooring from the entrance hallway.

Shower Room 7'6" x 5'4" (2.29m x 1.63m)

Nestled from the entrance hallway this desirable contemporary suite comprises of a corner glazed shower enclosure, convenient panel walls and a fabulous vanity area incorporating the concealed flush W/c and the hand wash basin. Further attributes include a double glazed frosted window and an appealing modernistic radiator.

Master Bedroom 11'5" x 10'4" (3.48m x 3.16m)

Located at the rear of this fantastic bungalow, the master bedroom features a radiator and double glazed windows providing beautiful views across the south facing gardens towards the park.

Second Bedroom 11'6" x 10'2" (3.52m x 3.11m)

This equally appealing second double bedroom features a radiator and double glazed windows overlooking the private courtyard.

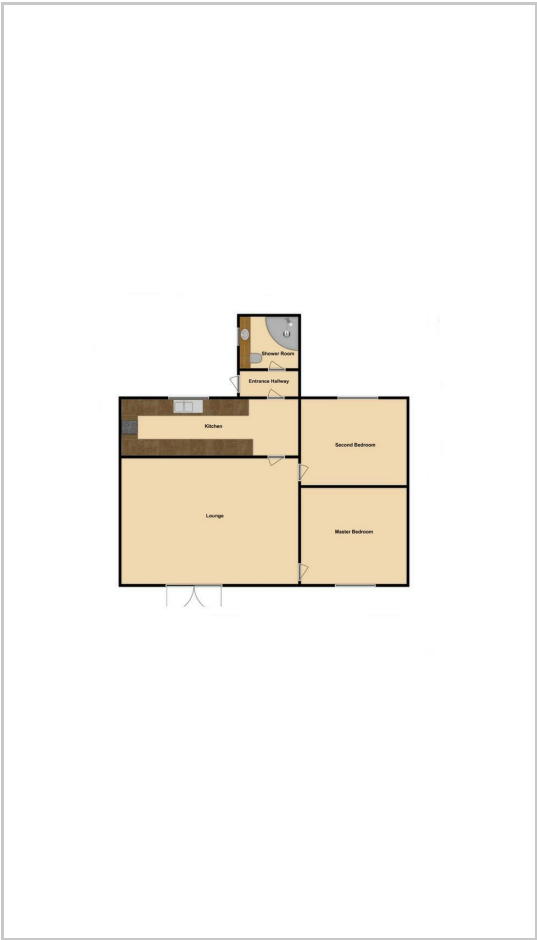
Outdoor Space

The property is situated within one of the most enviable positions offering spectacular south facing views over the park. The gardens have been landscaped with an eye catching resin pathway and patio area intersecting the lawns. At the front, the walled courtyard entrance provides a gate opening onto the access road.

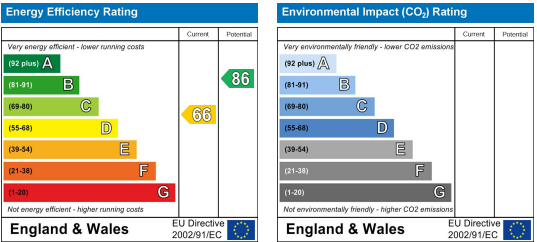
Area Map



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.