



## Inchcape Terrace

Grants Houses, Peterlee, SR8 3ST

£79,950



SEA VIEWS - GARAGE - WEST FACING REAR GARDENS ... Hunters are delighted to present to the market this lovely two double bedroom family home which unusually offers a sought after garage and west facing allotment gardens. Grants Houses provides a warm village atmosphere with convenient scenic walks on the doorstep onto the nearby heritage coastline and within easy reach of the A19 which interconnects with all regional centres including the Historic City of Durham, Sunderland and Teesside. The accommodation briefly comprises of an entrance porch leading to the hall, a lounge, kitchen, family bathroom, both gas central heating and double glazing, a larger than average detached garage and both front and rear gardens. EPC: On Order, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



## Entrance Porch

Situated at the front of the residence this welcoming entrance features double glazed windows and an exterior door opening into the attractive gardens.

## Hallway

Encompassing a door to the porch together with a door to the lounge and a stairwell to the first floor.

## Lounge 15'0" x 12'6" into bay (4.59m x 3.83m into bay)

A most appealing reception room located at the front of the home which features a double glazed box window overlooking the private gardens accompanied with a focal open chimney breast, a useful understairs storage cupboard, a radiator and a further door to the kitchen.

## Kitchen 15'10" x 6'4" (4.83m x 1.95m)

Nestled towards the rear of the property, the delightful kitchen provides an array of base cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which overlooks the enclosed courtyard and the garage accompanied with the sizable west facing gardens. Further attributes include attractive Oak flooring, a wall mounted gas combination boiler, a radiator, an electric cooker point and plumbing for an automatic washing machine..

## Rear Hallway

The rear hallway provides access to the rear enclosed courtyard via a double glazed external door, a continuation of the Oak flooring from the kitchen and a further door which opens into the bathroom.

## Bathroom 7'10" x 7'6" (2.39m x 2.29m)

A wonderful area which features a white suite comprising of a panel bath complete with an overhead shower and glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include attractive Oak flooring, a double glazed frosted window and a radiator.

## First Floor Landing

Positioned at the top of the stairwell leading from the main hallway, the landing area encompasses a loft access and doors opening into the double bedrooms.

## Master Bedroom 12'7" x 10'3" (3.86m x 3.13m)

The master bedroom provides wonderful rooftop views through double glazed windows across the heritage coastline and also features a radiator together with a convenient storage cupboard.

## Second Bedroom 15'11" x 8'5" (4.87m x 2.57m)

Positioned at the rear of the residence the second well appointed double bedroom incorporates a radiator and double glazed windows which offer elevated views across the garage towards the west facing rear gardens.

## Detached Garage 17'1" x 12'1" (5.23m x 3.70m)

Situated directly adjacent to the rear of the property, the larger than average detached garage is an ideal yet rare accompaniment to the residence, ideal for secure parking and for clients with a flare for DIY or additional storage. The garage features a roller door and a further door opening at the side accompanied with a window for natural light.

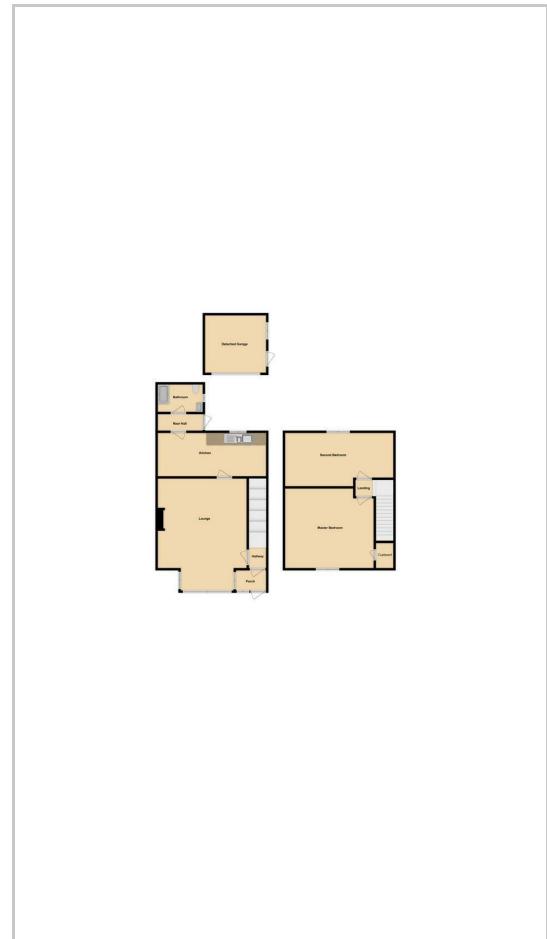
## Outdoor Space

At the front of the home there are wonderful gated enclosed gardens laid mostly to lawns and mature vegetation with a footpath leading to the porch. Towards the rear, the enclosed courtyard includes an outdoor water tap and opens onto the rear access road culminating at a sizable detached garage and a fabulous west facing garden area which has in the past been a well cultivated allotment garden with a lean-to greenhouse attached to the rear of the garage, ideal for landscaping or maintaining as a vegetable garden.

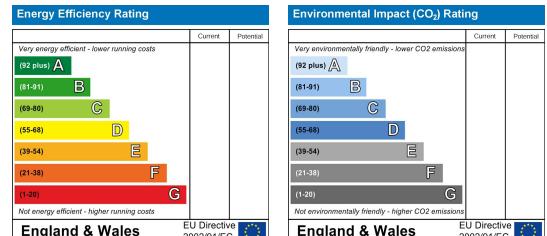
## Area Map



## 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.