

HUNTERS®

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Avon Road

Peterlee, SR8 1DH

Asking Price £77,000



NOTICE OF OFFER: Property address 5 Avon Road, Peterlee, Durham, SR8 1DH. By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £78,000.

Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner. Hunters, 5 Yoden Way, Peterlee, Durham, SR8 1BP

THREE BEDROOM SEMI DETACHED HOUSE IN CENTRAL LOCATION ... Located in a popular cul-de-sac situated within reach of local schools, town centre amenities and the A19 which interconnects with all regional centres, this well presented three bedroom family home is offered with no onward chain and comprises of a kitchen, lounge, family room, bathroom, both double glazing and gas central heating and enclosed private low maintenance gardens. EPC: D, Council Tax Band A. For further information and to arrange a viewing please contact our Hunters Office situated in the Castle Dene Shopping Centre in Peterlee.



Lounge 14'2" x 11'8" (4.34m x 3.57m)

The well presented principle reception room features attractive laminated flooring complimented with a central newel posted staircase to the first floor. Additional attributes include a double glazed window providing views across the enclosed private gardens, a useful understairs storage cupboard and a radiator.

Family Room 14'7" x 9'3" (4.46m x 2.84m)

Situated adjacent to the lounge this wonderful additional reception room includes a continuation of the feature laminated flooring from the lounge, a double glazed exterior door which opens directly into the enclosed gardens accompanied with a double glazed window to the side of the home and a radiator.

Kitchen 14'7" x 8'2" (4.45m x 2.50m)

Nestled adjacent to the lounge the wonderful kitchen provides a wealth of both wall and floor cabinets finished in light oak colours with brushed steel handles and granite effect laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the side of the property. Further accompaniments include an elevated contemporary extractor hood above electric and gas cooker points, plumbing for an automatic washing machine, venting for a tumble dryer, a radiator, tiled flooring, a useful pantry cupboard and an exterior door opening directly into the enclosed gardens.

First Floor Landing

The welcoming landing area features a newel posted spindle staircase to the lounge, laminated flooring and a radiator.

Master Bedroom 14'7" x 9'5" (4.47m x 2.89m)

Situated at the side of the home, the master bedroom includes a continuation of the laminated flooring, a radiator and two double glazed windows.

Second Bedroom 11'4" x 9'4" into recess (3.46m x 2.86m into recess)

A splendid second double bedroom which features laminated flooring, a radiator and a double glazed window.

Third Bedroom 10'11" x 5'4" (3.35m x 1.63m)

The third bedroom includes laminated flooring, a radiator, double glazed windows to the front of the home and a useful storage cupboard.

Family Bathroom 8'3" x 4'11" (2.52m x 1.50m)

Located adjacent to the third bedroom at the side of the property, the bathroom features a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and a hand wash basin conveniently set into a vanity cabinet. Additional attributes include a double glazed frosted window, a radiator and partial tiling.

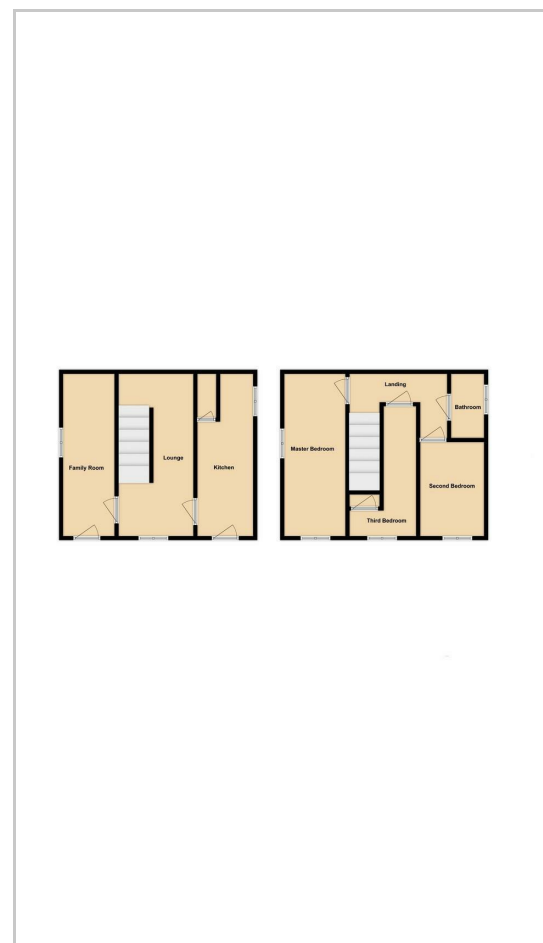
Outdoor Space

The property provides a lovely, partially paved enclosed fenced garden with contemporary crushed slate borders to the front, situated upon a predominantly south facing aspect, ideal for outdoor enjoyment and family gatherings in the warm summer months.

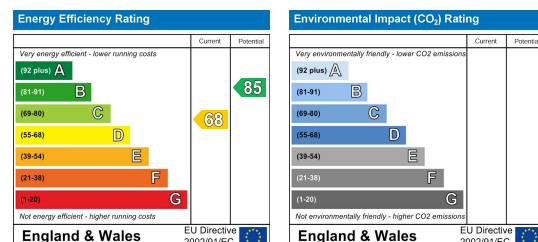
Area Map



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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP

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