



Basingstoke Road

Peterlee, SR8 2AP

Asking Price £87,500



Situated on Basingstoke Road, Peterlee, this well presented three bedroom semi-detached home offers spacious and versatile accommodation that will appeal to a wide range of buyers, particularly first time buyers, families and investors alike. Internally, the property boasts a welcoming entrance hallway, a generous dual aspect lounge/dining room, a modern fitted kitchen, three well-sized bedrooms and a family bathroom. Externally, the home benefits from a low maintenance front garden and an enclosed rear garden with patio, lawn and useful outbuildings. Ready to move straight into and conveniently positioned for local schools, shops and amenities, this is a fantastic opportunity to purchase a well proportioned home in a popular residential location. "No Chain"



Entrance Hallway

The entrance hallway offers a bright and welcoming first impression, finished in neutral tones with modern flooring underfoot. Stairs rise to the first floor accommodation, while internal doors provide access to the principal ground floor rooms. This is a practical and tidy space which sets the tone for the rest of the home, giving an immediate sense of the property's well-kept presentation.

Lounge / Dining Room 20'2" x 12'7" (6.15m x 3.86m)

A superbly sized dual aspect reception room, this impressive lounge and dining space is flooded with natural light from windows to both the front and rear elevations. The room offers excellent versatility for modern family living, with ample space for a generous seating arrangement alongside a dining table and chairs. Neutral décor, fitted carpets and two ceiling light points enhance the sense of space, while the overall layout makes it ideal for both everyday relaxation and entertaining guests.

Kitchen 11'1" x 8'1" (3.40m x 2.48m)

The kitchen has been fitted with a range of modern wall and base units complemented by contrasting work surfaces and inset sink and drainer. A rear facing window brings in plenty of natural light and there is a rear access door opening out to the garden, making the space practical for day to day use. With room for appliances and a clean, modern finish throughout, the kitchen offers a functional layout with plenty of potential for a buyer to personalise further if desired.

Landing

Located at the top of the stairwell, the landing provides access to the three bedrooms and the family bathroom. The space is neutrally presented and benefits from a useful loft hatch, offering practicality as well as connectivity to the first floor accommodation.

Master Bedroom 12'10" x 10'9" (3.92m x 3.30m)

A well-proportioned double bedroom situated to the front of the property, the master bedroom enjoys a pleasant outlook and excellent natural light. The room benefits from fitted wardrobes, providing useful built-in storage while still allowing plenty of space for additional bedroom furniture. Tastefully presented, this is a comfortable and practical main bedroom.

Second Bedroom 12'8" x 8'6" (3.88m x 2.61m)

Another generous double bedroom, this room is beautifully bright and well presented, making it ideal as a guest room, child's bedroom or further principal sleeping space. The room offers good floor space for a bed and freestanding furniture, while the neutral décor allows any buyer to move straight in and add their own style over time.

Third Bedroom 8'6" x 7'4" (2.60m x 2.24m)

The third bedroom is a versatile single room which would work equally well as a child's bedroom, nursery, dressing room or home office. A rear facing window provides natural light, and the room is finished in neutral tones with fitted carpet, creating a comfortable and adaptable additional space.

Bathroom 8'9" x 4'10" (2.68m x 1.48m)

The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low level W/C. A frosted window provides natural light and privacy, while the neutral presentation creates a clean and functional room ready for immediate use. The layout has been designed to maximise the available space and serves the household well.

Outdoor Space

Externally, the property benefits from gardens to both the front and rear. To the front, there is a low maintenance enclosed area with decorative stone and artificial lawn creating a neat kerb appeal. To the rear, the garden features a paved patio area, lawn and useful timber outbuildings/sheds, offering excellent outdoor storage and plenty of room for seating, entertaining or family use during the warmer months. A side access path adds further practicality.

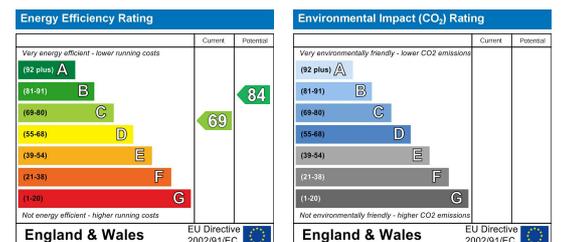
Area Map



Floor Plans



Energy Efficiency Graph



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