

HUNTERS[®]

HERE TO GET *you* THERE



Tarn Close

Peterlee, SR8 5PB

Offers In The Region Of £55,000



OUTSTANDING BUY-TO-LET INVESTMENT OR FIRST HOME - 10% RENT YIELD POTENTIAL ...Hunters are delighted to present to the market this wonderful two bedroom end terraced home which is situated within reach of the Castle Dene Shopping Centre, local schools, the new Horden Railway Station and the A19 which interconnects with Sunderland, Hartlepool and the historic city of Durham. The well appointed accommodation includes a larger than average lounge, kitchen, family bathroom and desirable enclosed gardens. For further information regarding viewings and our comprehensive lettings management services please contact your local Hunters office located in the Castle Dene Shopping Centre in Peterlee. EPC: On Order, Council Tax Band: A. "NO CHAIN"



Entrance Porch

This wonderful addition to the home offers double glazed windows and an external door opening into the front south facing gardens together with an internal door offering access into the lounge.

Lounge 15'3" x 15'1" (4.65m x 4.60m)

Nestled to the front of this wonderful home, the larger than average lounge offers a staircase leading to the first floor complimented with a feature fireplace inset with a living flame gas fire, a radiator and a further double glazed window looking into the lovely gardens.

Rear Hallway 10'1" x 5'5" (3.08m x 1.67m)

Situated at the rear of the property this welcoming area includes a double glazed exterior door to the rear garden, an open archway to the kitchen, a radiator and useful storage cupboard.

Kitchen 9'7" x 9'1" (2.93m x 2.79m)

The kitchen offers an array of wall and floor cabinets finished in a gloss white colour tones with contrasting work surfaces and a stainless steel sink and drainer unit complete with mixer tap fittings positioned below a double glazed window which overlooks the lovely enclosed rear gardens. Further accompaniments include an integral elevated oven and an electric hob set beneath an extractor hood, plumbing for an automatic washing machine and a radiator.

Landing

A welcoming area situated at the top of the stairwell from the lounge which offers a useful linen cupboard, convenient loft access and three internal doors opening into the double bedrooms and family bathroom.

Bathroom 8'6" x 5'6" (2.60m x 1.70m)

The well appointed bathroom includes a three piece suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a radiator and a double glazed frosted window to the rear of the home.

Master Bedroom 12'2" x 12'2" (3.72m x 3.72m)

The larger than average master bedroom is located at the front of the residence and offers lovely elevated views across the gardens accompanied with a radiator, double wardrobe/storage and a further storage cupboard conveniently concealing the water cylinder.

Second Bedroom 12'9" x 9'4" (3.91m x 2.87m)

The appealing second double bedroom is situated at the rear of the home and includes double glazed windows offering lovely elevated views over the rear gardens and a radiator.

Outdoor Space

To the front, the vendors have created an eye catching enclosed low maintenance south facing garden incorporating a paved patio ideal for al-fresco dining in the warm summer months. The fabulous rear patio garden is enclosed with timber fencing with an access gate to the rear, raised planting borders and two useful larger than average secure brick storage outbuildings.

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.

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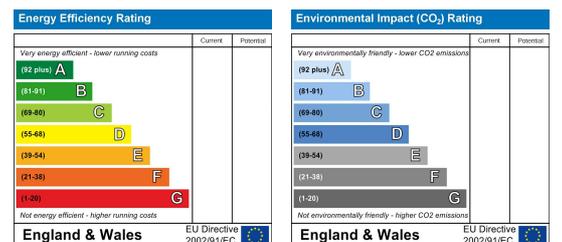
Area Map



Floor Plans



Energy Efficiency Graph



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