

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cumbrian Way

Peterlee, SR8 5PT

Offers In Excess Of £69,950



EXCEPTIONAL INVESTMENT PROPERTY OR FIRST HOME ... Situated in a popular street within easy reach of the Castle Dene Shopping Centre amenities and local schools, this impressive end terrace residence provides a lovely interior and exterior finish. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, family bathroom, two double bedrooms, both gas central heating and double glazing and an outstanding rear garden. EPC: D, Council Tax Band A. For further information regarding Hunters comprehensive lettings management services and viewings please contact your local Hunters Office situated in The Castle Dene Shopping Centre in the heart of Peterlee. "NO CHAIN"



### Entrance Hall

The welcoming entrance leading from the impressive rubber resin laid forecourt garden features an external double glazed door accompanied with a frosted double glazed panelled window, attractive ceramic tiled flooring which flows throughout the entire ground floor area and a staircase to the first floor. Additional attributes include a radiator and a useful walk into storage cupboard.

### Lounge 10'8" x 14'9" (3.25 x 4.49)

Situated at the front of the property, the well appointed lounge features a continuation of the attractive tiled flooring from the entrance hallway, double glazed windows overlooking the forecourt garden and a radiator. Accompaniments include a sizable understairs storage cupboard and an eye catching partially glazed door leading into the dining kitchen.

### Dining Kitchen 9'3" x 18'3" (2.83 x 5.57)

Nestled towards the rear of the home, the larger than average dining kitchen features a wealth of both wall and floor cabinets finished with granite effect work surfaces integrating a circular stainless steel sink and drainer unit complete with mixer tap fittings positioned beneath a double glazed window offering lovely views across the private rear gardens. Additional attributes include an electric oven and a gas hob set below an elevated contemporary brushed steel extractor canopy, plumbing for an automatic washing machine, a pair of double glazed patio doors which offer access onto the block paved patio ideal for outdoor enjoyment in the warm summer months, a radiator and a continuation of the ceramic tiled flooring.

### Landing

Positioned at the top of the stairwell from the entrance hallway, the landing includes a useful linen cupboard which conceals the combination gas boiler and internal doors offering access into the two double bedrooms and the family bathroom.

### Master Bedroom 10'9" x 15'0" (3.28 x 4.56)

Situated at the front of the property the master bedroom features attractive laminated flooring, a double glazed window, recess for a double wardrobe and a radiator.

### Second Bedroom 9'6" x 12'0" (2.9 x 3.65)

Positioned at the rear of the residence the second double bedroom includes a double glazed window offering elevated views across the eye catching rear gardens, laminated flooring and a radiator.

### Bathroom 6'0" x 6'2" (1.84 x 1.88)

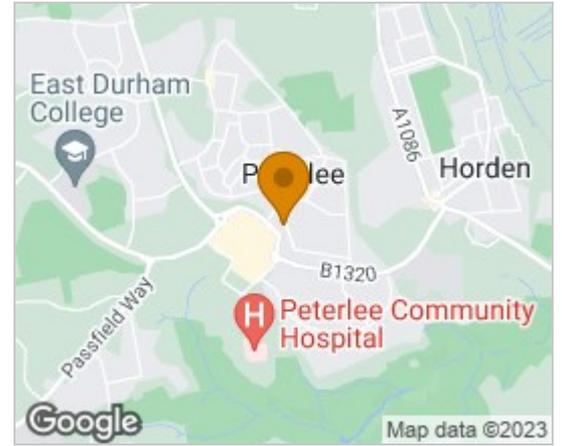
Located adjacent to the second bedroom at the rear of the home, the bathroom features a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and pedestal hand wash basin. Further attributes include a frosted double glazed window to the side of the property, a stainless steel elevated ladder style radiator and ceramic tiled flooring.

### Outdoor Space

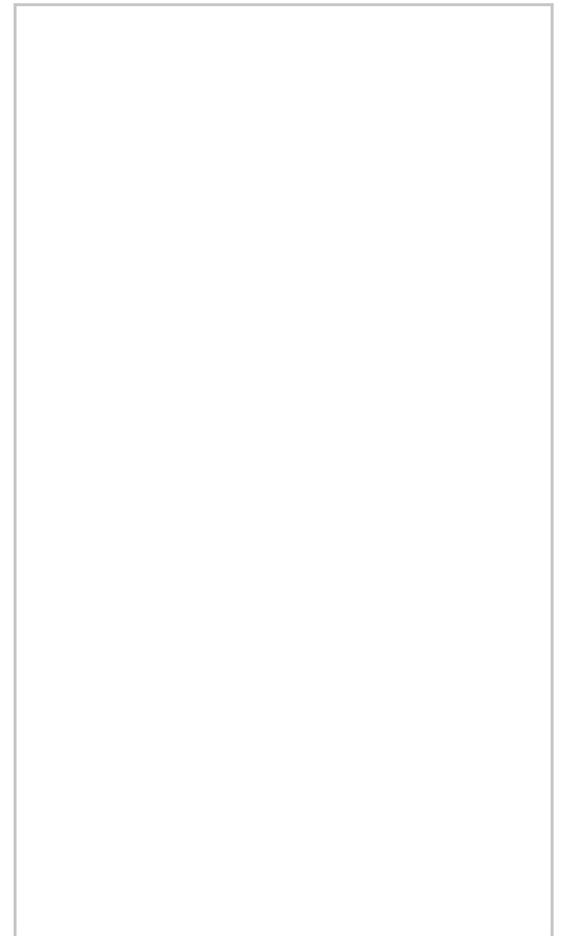
At the front of this lovely home the gardens have been landscaped with rubber resin for lower than average maintenance, whilst to the rear, the impressive gardens comprise of a sizable elevated block paved patio accessed via the patio doors from the dining kitchen and a fabulous low maintenance garden area comprising of a synthetic lawn intersected with a larger area of stone flagged patio, ideal for outdoor recreation and BBQ's during the warm summer months.

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

