

# HUNTERS<sup>®</sup>

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## Shinwell Drive

Peterlee, SR8 5AB

Asking Price £135,000



Nestled in the charming area of Shinwell Drive, Peterlee, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design and is well-suited for families or individuals seeking a welcoming home.

Spanning an impressive 764 square feet, the house features a spacious reception room that provides an ideal space for relaxation and entertaining guests. The property comprises three well-proportioned bedrooms, ensuring ample room for family members or guests. The bathroom is thoughtfully designed, catering to the needs of everyday life.

One of the standout features of this home is the convenient parking space available for two vehicles, making it easy for residents and visitors alike. The location in Peterlee offers a peaceful suburban atmosphere while still being within reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a modern, well-maintained property in County Durham. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this lovely house your new home.





Entrance Hallway

Entrance to this fantastic house is accessed via composite door to the front which enters a welcoming hallway. Internal access is provided to the kitchen, lounge and ground floor w/c. Additional compliments include a radiator and ceramic flooring.

Ground Floor W/C

The ground floor w/c features a low level w/c, a hand wash basin, extractor fan and continuation of tiled flooring and a radiator.

Kitchen 13'8" x 8'11" (4.19 x 2.74)

The stunning kitchen features wall and base units that incorporate a stainless steel sink with mixer tap, internal gas hob with electric oven and extractor hood overhead. Additional amenities include double glazed windows and french doors to the rear, a radiator and tiled flooring.

Lounge 14'4" x 13'6" (4.39 x 4.12)

The lounge features two double glazed windows to the property, laminate flooring, stairs to the first floor landing and a radiator.

First Floor Landing

The first floor landing features a double glazed window to the side, internal doors to the three bedrooms and family bathroom and loft access.

Master Bedroom 13'10" x 8'0" (4.22 x 2.46)

The master bedroom features two double glazed windows and a radiator.

Second Bedroom 12'9" x 7'3" (3.91 x 2.22)

The second bedroom features a double glazed window and a radiator.

Third Bedroom 5'10" x 9'6" (1.8 x 2.9)

The third bedroom features a double glazed window and a radiator.

Family Bathroom

The family bathroom features a superb suite that comprises of low level w/c, pedestal hand basin and a panelled bath with shower overhead. Additional compliments include a towel heater, extractor fan and double glazed window.

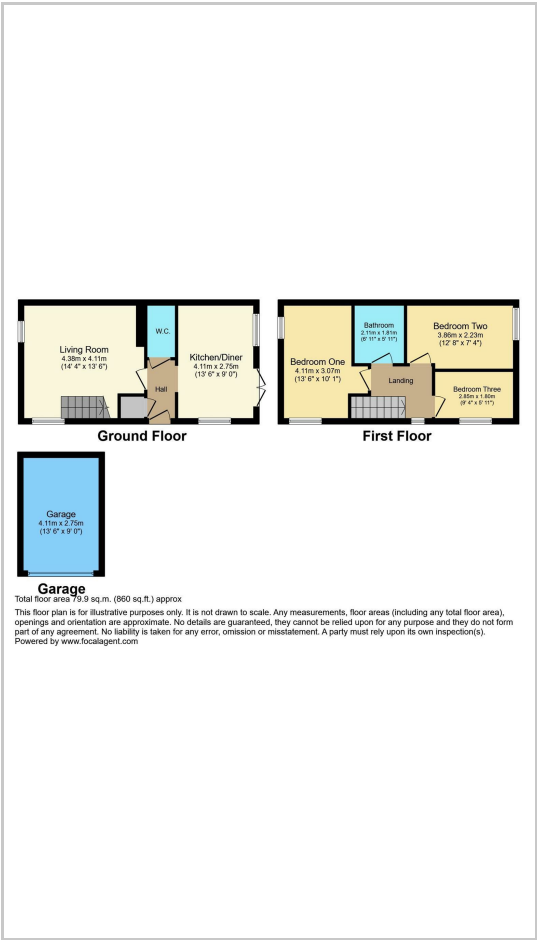
Gardens

To the front elevation there is a lawned area which sweeps to the side of the property, whilst to the rear elevation there is a fenced enclosed garden which is laid to lawn, patio area and a gate leading to the garage.

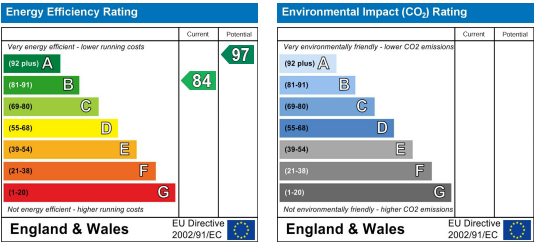
Area Map



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.