

# HUNTERS®

HERE TO GET *you* THERE



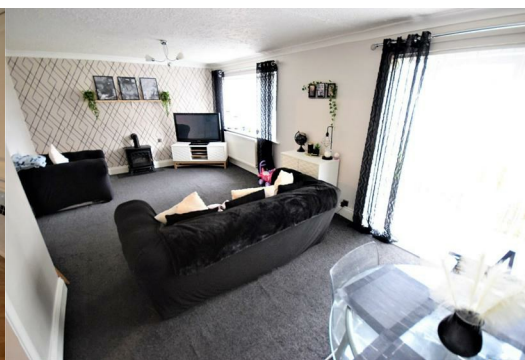
## Hulme Court

Peterlee, SR8 2NU

Offers In The Region Of £78,000



IDEAL INVESTMENT - TENANT IN RESIDENCE ... Hunters are delighted to be offered the opportunity to market this beautifully presented larger than average three bedroom family residence which is currently tenanted with a wonderful tenant who would wish to remain following the sale, situated nearby popular schools including Shotton Hall Academy, the town centre facilities and amenities and major transport networks including the A19 which interlinks with all of the regions major conurbations. The accommodation briefly comprises of an entrance hallway with a convenient ground floor W/c, a lounge through dining room, lovely kitchen, three bedrooms, a family bathroom, gardens and both gas central heating via a combi boiler and double glazing. For further information regarding Hunters comprehensive lettings management facilities and viewings, please contact your local Hunters office located in the Peterlee Castle Dene Shopping Centre.





Entrance Hallway / Cloakroom

Situated at the front of this wonderful family home, the entrance hallway features a twisting staircase to the first floor landing area accompanied with a ground floor W/c and two useful storage cupboards. Further attributes include an exterior double glazed door, a radiator and an additional internal door opening into the lounge through dining room.

Lounge / Dining Room 21'8" x 11'5" into recess (6.62m x 3.50m into recess)

A splendid principle reception room which offers lovely views across an area of adjoining parkland through a popular double glazed bow window accompanied with a pair of double glazed patio doors opening into the parkland, two radiators and further internal door opening into the kitchen.

Kitchen 11'7" x 9'3" (3.55m x 2.83m)

A beautiful contemporary kitchen which provides a wealth of wall and floor cabinets with metallic handles and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments and an electric oven and hob positioned beneath an elevated brushed steel extractor canopy. Additional attributes include plumbing for an automatic washing machine together with underbench standage for a tumble dryer, space for a fridge / freezer and an exterior double glazed door with an accompanying double glazed window offering accessibility into the enclosed gardens.

Landing

Located at the top of the twisting stairwell from the entrance hallway, the landing is offered natural light via a double glazed window on the half landing. Further attributes include a useful linen cupboard and internal doors opening into the three well appointed bedrooms and the family bathroom.

Master Bedroom 13'2" x 11'11" (4.03m x 3.64m)

An impressively proportioned double bedroom which features a fitted double wardrobe, a radiator and a double glazed window providing elevated views across the area of parkland accessed via the patio doors in the dining room.

Second Bedroom 11'10" x 8'3" (3.61m x 2.53m)

Set adjacent to the master bedroom, this additional double bedroom includes a radiator and a double glazed window offering scenic views over the parkland.

Third Bedroom 9'8" x 9'3" into recess (2.97m x 2.84m into recess)

The well appointed third bedroom includes a double glazed window and a radiator.

Family Bathroom 6'9" x 6'0" (2.06m x 1.83m)

The delightful family bathroom includes a white suite comprising of a panel bath complete with contemporary mixer tap fitments and a concealed shower, a low level W/c and a pedestal hand wash basin. Further features include appealing tiling to the wall areas, a frosted double glazed window and a radiator.

Outdoor Space

The property offers a wonderful enclosed patio garden idea for BBQ's and family enjoyment, with an access gate and doors into the property via the kitchen and entrance hallway. At the front, there is an open garden leading onto the parkland accessed via a pair of patio doors from the dining room.

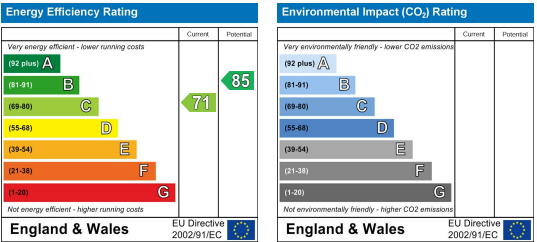
Area Map



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.