

HUNTERS®

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Eastdene Way

Peterlee, SR8 5TL

£95,000



Public Notice

Address: 58 Eastdene Way, Peterlee, County Durham, SR8 5TL.

We are acting in the sale of the above property and have received an offer of £95000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D

THREE BEDROOM SEMI DETACHED HOUSE WITH GARDENS AND A GARAGE ... Hunters are pleased to present to the market this versatile three bedroom semi detached house situated in a popular pedestrianised cul-de-sac location ideal for families. Eastdene Way is positioned within easy reach of the town centre amenities, facilities and local schools. The accommodation briefly comprises of an entrance hallway, lounge, dining room, kitchen, utility room, three bedrooms and a family bathroom. Externally the residence includes lovely gardens ideal for families and a convenient garage situated in a nearby block of garages. EPC: D, Council Tax Band B. For further information and viewings please contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



Entrance Hallway

Situated at the front of the property the welcoming entrance features a staircase to the first floor landing, a double glazed exterior door opening into the front gardens and a further internal door to the lounge.

Lounge 12'9" x 12'6" (3.90m x 3.82m)

The lounge provides attractive views across the front grounds towards the pedestrianised cul-de-sac through a double glazed bow window complimented with laminated flooring, a radiator and a fireplace inset with a gas fire. A feature open archway offers accessibility into the dining room and a further door opens into the entrance hallway.

Dining Room 8'6" x 7'11" (2.60m x 2.43m)

Nestled towards the rear of the home, the dining room includes a double glazed window which overlooks the charming rear gardens, a radiator, laminated flooring, an access door to the kitchen and an open archway to the lounge.

Kitchen 10'0" x 7'5" (3.05m x 2.27m)

Located between the dining room and the utility room, the kitchen features an array of wall and floor cabinets finished with contrasting laminated work surfaces which integrate a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window offering unrestricted views across the rear gardens. Accompaniments include an electric cooker point, plumbing for an automatic washing machine, a useful storage cupboard and an open access to the utility room.

Utility Room 7'9" x 7'1" (2.38m x 2.18m)

A splendid room adjoining the kitchen which incorporates a double glazed exterior door to the rear gardens accompanied with a further double glazed window, laminated flooring and a wall mounted gas boiler.

First Floor Landing

Set at the top of the stairwell from the entrance hall, the landing area features a double glazed window to the side of the residence, convenient loft access and a useful linen cupboard.

Master Bedroom 13'1" x 9'3" (3.99m x 2.84m)

Positioned at the front of the property, the master bedroom includes a double glazed window offering elevated scenic views across the front gardens towards the pedestrian walkway and a radiator.

Second Bedroom 10'3" x 9'7" (3.14m x 2.93m)

Located at the rear of the residence the second double bedroom provides lovely elevated views across the rear gardens through double glazed windows and a radiator.

Third Bedroom 8'10" x 6'5" (2.70m x 1.98m)

The third bedroom is positioned adjacent to the master bedroom and includes a useful wardrobe, a radiator and double glazed windows.

Family Bathroom 6'6" x 5'5" (1.99m x 1.67m)

The refitted bathroom suite comprises of a panel bath complete with shower mixer tap fittings and a contemporary vanity unit housing the concealed flush W/c and hand wash basin. Accompaniments include a radiator and a frosted double glazed window to the rear of the home.

Outside Space

Towards the front of the residence the lawned gardens are accessed via a pedestrian walkway from the garage and communal parking area. A side gate opens into the lovely rear gardens which are an ideal accompaniment for families, comprising mostly of lawns and a sizable block paved patio which can also be accessed from the residence via the exterior door in the utility room.

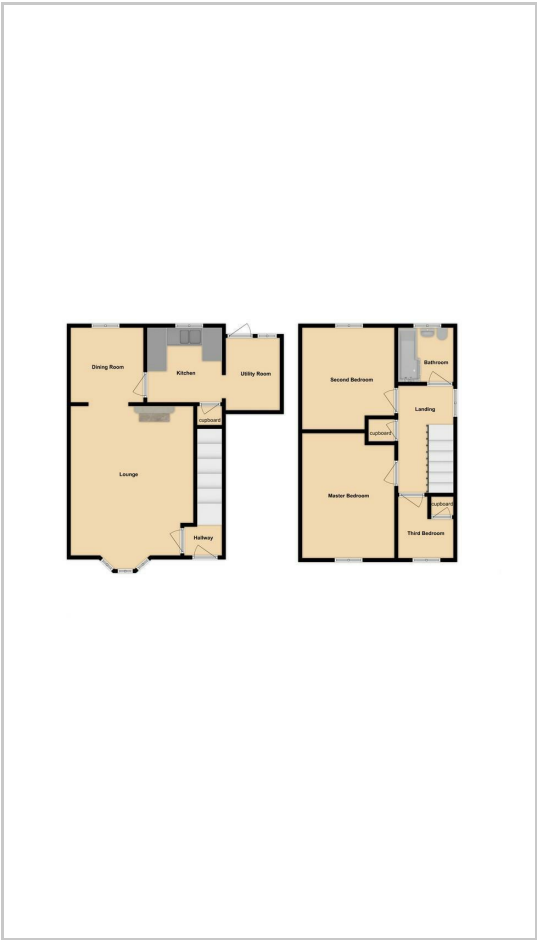
Garage

The garage is situated within 50 metres of the property in a block of four garages and offers a green coloured garage door for secure parking.

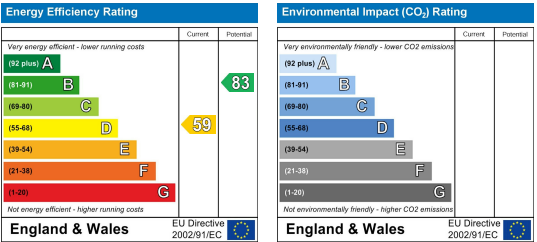
Area Map



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.