



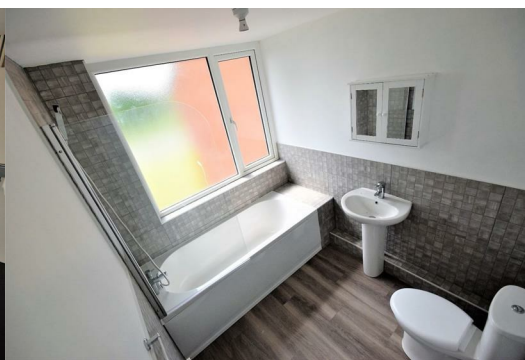
## Stafford Place

Peterlee, SR8 2EL

£625 Per Month



LINK DETACHED HOUSE - CORNER GARDENS - GARAGE ... Hunters are pleased to present to the lettings market this exquisite family home which has been subject to an extensive renovation with three bedrooms situated within this popular cul-de-sac in reach of all local amenities including schools and colleges, the A19 which interlinks with Teesside, Sunderland and Durham City together with the town centre facilities. The beautiful accommodation includes an eye catching corner garden accompanied with a garage in a nearby block, three bedrooms, a lounge through dining room, contemporary kitchen, a useful ground floor cloakroom W/c and a family bathroom. EPC: D, Council Tax band A. For further information and to arrange a viewing please contact your local Hunters office situated in the Castle Dene Shopping Centre. "Available Now "





### Entrance Hallway

Entrance to this wonderful property is gained via an external double glazed door accompanied with a further double glazed window, two useful storage cupboards, a radiator and stairs to the first floor. Internal doors offer accessibility into the cloakroom W/c, the kitchen and the lounge through dining room.

### Cloakroom W/c

This practical facility includes a low level W/c, a hand wash basin and a double glazed window.

### Lounge Through Dining Room 22'10" x 9'11" (6.97m x 3.04m)

The delightful reception room offers two radiators and an eye catching dual aspect with double glazed windows overlooking the front grounds and double glazed external doors opening into the wonderful rear gardens, ideal for families in the warm summer months.

### Kitchen 10'10" x 9'9" (3.31m x 2.99m)

The well appointed stunning kitchen is nestled towards the rear of the residence and features an array of both wall and floor cabinets finished in contemporary white colours and contrasting work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments, an electric oven and gas hob set beneath an extractor canopy, a radiator and both a double glazed window and an external door granting access into the larger rear gardens.

### Landing

The welcoming landing area includes a convenient storage cupboard and internal doors granting access into the three double bedrooms and the family bathroom respectfully.

### Master Bedroom 10'11" x 9'11" (3.35m x 3.03m)

The well appointed master bedroom is positioned at the front of the home featuring double glazed windows, a radiator and a useful storage cupboard.

### Second Bedroom 9'11" x 9'9" (3.03m x 2.99m)

The second double bedroom includes a double glazed window offering elevated views across the rear gardens, a storage cupboard and a radiator.

### Third Bedroom 9'10" x 6'8" (3.02m x 2.04m)

Located adjacent to the second bedroom towards the rear of the property, this equally well appointed bedroom features double glazed windows, a radiator and a storage cupboard.

### Family Bathroom

The splendid family bathroom features a white suite comprising of a panel bath complete with shower mixer tap fitments and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed frosted window to the front elevation and a radiator.

### Outside Space

The property provides unusually larger than average corner gardens ideal for families and entertaining guests during the warm summer months.

### Garage

Situated in a nearby block of garages this wonderful single garage makes an ideal secure off street parking facility for the family vehicle.

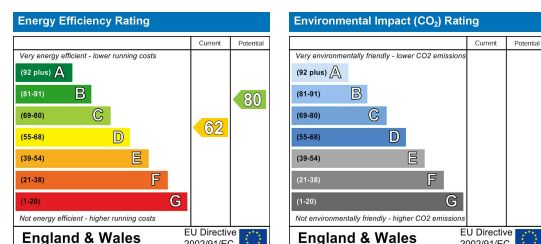
## Area Map



## 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.

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