



## Lowther Close

Peterlee, SR8 5HJ

Offers In Excess Of £79,950



A LARGER FOUR BEDROOM SEMI DETACHED HOUSE WITH CORNER GARDENS ... Hunters are delighted to present to the market this wonderful four bedroom semi detached house which would make a spectacular addition to any buy-to-let portfolio or for a growing family, situated in a cul-de-sac position within reach of local amenities, schools and the A19 which interlinks with all regional centres including the historic City of Durham. The accommodation briefly comprises of four bedrooms, an entrance porch, hallway, a lounge through dining room, breakfasting kitchen with an adjoining utility room, a ground floor shower room W/c and a first floor family bathroom. Externally the property benefits from an inspiring corner garden ideal for families. EPC: On Order, Council Tax Band A. "No Chain"



## Porch

Located at the front of the home the sizable double glazed porch opens into the hallway.

## Entrance Hall

A welcoming area which features a newel posted staircase to the first floor landing, a useful understairs storage recess and three doors offering access into the lounge through dining room, breakfasting kitchen and the ground floor shower room W/c.

## Lounge through Dining Room 11'2" x 20'2" (3.4 x 6.15)

Providing a duel aspect with double glazed windows to both the front and rear of the property, the wonderful reception includes two radiators and a central fireplace inset with a gas fire.

## Dining Kitchen 8'10" x 13'6" (2.7 x 4.12)

Nestled towards the rear of the property, the kitchen provides an array of both wall and floor cabinets with contrasting work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window overlooking the side gardens. Accompaniments include a further double glazed window providing unrestricted views across the rear gardens, a radiator, electric cooker point and door offering access into the adjoining utility room.

## Utility Room 6'4" x 6'9" (1.93 x 2.07)

A popular addition to the property, the utility room features a double glazed window and an external door into the gardens, plumbing for an automatic washing machine and space for a fridge freezer.

## Ground Floor Shower Room W/c

Ideal for the size of the property, the useful shower room W/c offers a double glazed window, a corner glazed shower enclosure complete with an electric shower, a pedestal hand wash basin and a low level Wc.

## Landing

Set at the top of the stairs from the hallway, the landing incorporates convenient loft access and doors opening into four bedrooms and the family bathroom.

## Master Bedroom 11'4" x 11'1" (3.46 x 3.39)

Positioned at the front of the home the room features a double glazed window providing views across the cul-de-sac, a useful storage cupboard and a radiator.

## Second Bedroom 10'0" x 11'6" (3.05 x 3.51)

Located at the front of the property, the second double bedroom offers a double glazed window, a radiator and a storage cupboard.

## Third Bedroom 8'10" x 7'11" (2.69 x 2.41)

Situated towards the rear, the third well appointed bedroom includes a fitted cupboard which conceals the combination boiler, a radiator and a double glazed window providing elevated views across the corner gardens.

## Fourth Bedroom 6'8" x 9'9" (2.03 x 2.97)

The Third bedroom features a double glazed window to the side and a radiator.

## Family Bathroom 5'5" x 6'3" (1.64 x 1.9)

Situated between the third and fourth bedrooms at the rear of the property, the family bathroom comprises of a panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window and a radiator.

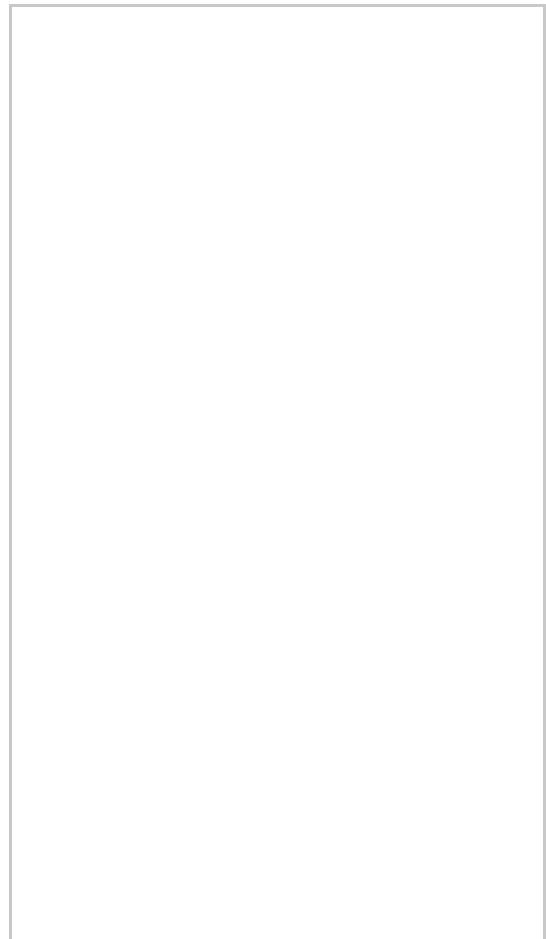
## Outdoor Space

There are open gardens at front of the home with a gated pathway leading to the inspiring larger than average mature rear gardens consisting mostly of lawns with shrub boarders ideal for a growing family and outdoor enjoyment in the warm summer months.

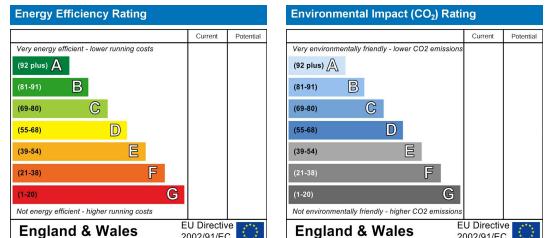
## Area Map



## 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.