

# HUNTERS®

HERE TO GET *you* THERE



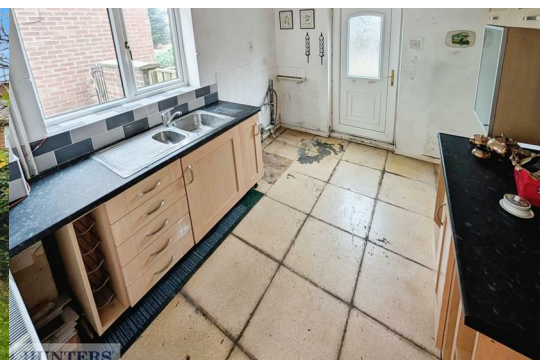
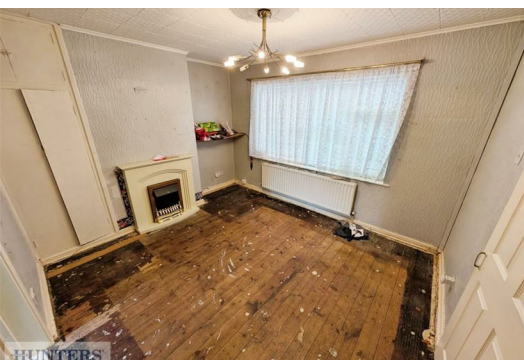
## Beverley Way

Peterlee, SR8 2AY

Asking Price £59,950



A HOUSE TO PUT YOUR OWN STAMP ON & CALL HOME ... Hunters are pleased to offer for sale this delightful three bedroom semi detached house which although requiring improvements, is offered at an attractive price, providing a spectacular opportunity for any first time buyer or family to own their own home in a wonderful location close to all of the amenities, schools and the A19 which interlinks with Durham City, Sunderland and Teesside. The accommodation briefly comprises of Solar Panels, an entrance porch which opens into the main hall, a lounge and separate dining room, kitchen, three well appointed bedrooms, a family bathroom, enclosed gardens and both gas central heating and double glazing. "No Onward Chain"



Entrance Porch

The double glazed entrance porch features an external double glazed door and a further double glazed door leading into the main hallway.

Hallway

Located at the side of the property the hall incorporates a twisting stairwell to the first floor landing, a radiator and useful understairs storage.

Lounge 11'6" x 10'9" (3.52m x 3.29m)

Situated at the front of the home the lounge comprises of a double glazed window, a radiator and a lovely fireplace inset with an electric fire and useful storage to an alcove.

Dining Room 12'7" x 8'5" (3.86m x 2.58m)

Nestled towards the rear of the property the dining room provides a radiator and appealing views across the rear gardens through double glazed windows.

Kitchen 11'0" x 8'9" (3.37m x 2.68m)

The larger than average kitchen area features an array of wall, floor and glazed display cabinets finished in beech colour tones with contrasting laminated work surfaces which integrate a stainless steel one and a half bowl sink and drainer unit complete with mixer tap fitments set beneath a double glazed window. Additional attributes include a radiator, tiled flooring and a double glazed external door providing accessibility into the rear gardens.

Landing

The landing area incorporates convenient loft access and doors to the three well appointed bedrooms and family bathroom.

Master Bedroom 12'8" x 10'9" (3.87m x 3.29m)

Positioned at the rear of the property the master bedroom offers welcoming elevated views across the rear gardens, a radiator and a cupboard which conceals the gas combination boiler.

Second Bedroom 12'9" x 8'4" (3.89m x 2.56m)

The second double bedroom is located at the front of the home providing double glazed windows and a radiator.

Third Bedroom 7'6" x 7'3" (2.30m x 2.22m)

Situated adjacent to the master bedroom at the rear of the property the third respectfully proportioned bedroom includes a radiator and double glazed windows.

Bathroom 8'10" x 4'10" (2.70m x 1.49m)

The family bathroom features a high level cistern W/c, a hand wash basin and panel bath complete with an elevated electric shower over the bath. Accompaniments include a double glazed frosted window to the side of the property and a radiator.

Outdoor Space

The property is well positioned at the top of Beverley Way overlooking the executive housing and features a front lawned garden with an access gate to the lovely rear gardens which comprise mostly of lawns and a purpose built brick storage shed making the rear gardens a wonderful attribute for families and gatherings during the warm summer months.

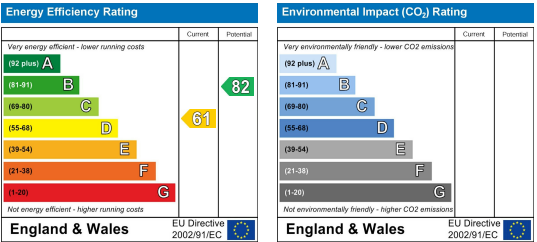
Area Map



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.