

HUNTERS®

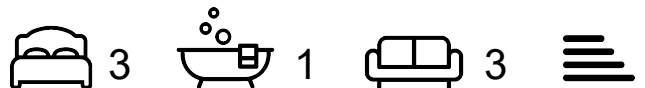
HERE TO GET *you* THERE



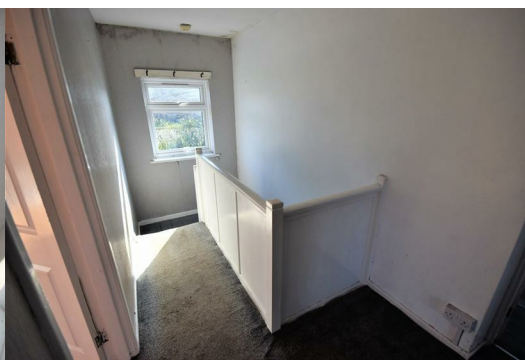
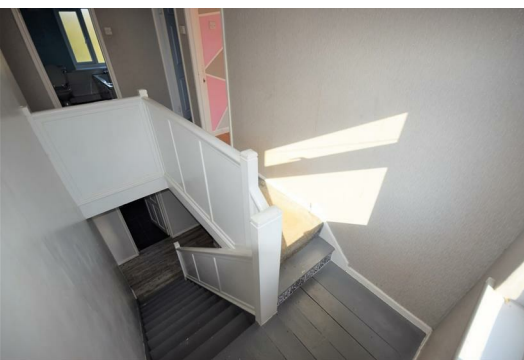
Horden Cemetery Lodge Thorpe Road

Peterlee, SR8 4TP

Price £119,950



NICHE DETACHED RESIDENCE - TRADITIONAL AMBIENCE - SOUTH FACING GARDENS ... Hunters are delighted to be offered the opportunity to market this unique traditional residence adjoining the grounds of Horden Cemetery on Thorpe Road. Although in need of some refurbishment, which has been reflected in the appealing asking price, the property provides a spectacular opportunity to acquire a rare family home within reach of the A19 which interlinks with all of the regions major conurbations including Sunderland, Teesside and the historic City of Durham, the new Horden Railway Station, local schools and the Peterlee town centre facilities and amenities. The accommodation briefly comprises of a charming entrance hallway, three reception rooms, a kitchen, three double bedrooms, a family bathroom, both gas central heating and double glazing and popular south facing gardens. For further information and viewings please contact your local Hunters office situated in the Castle Dene Shopping Centre in the heart of Peterlee. EPC: On Order. " NO CHAIN "



Entrance Vestibule 0'0" x 0'0" (0 x 0)

The entrance vestibule features a double glazed external door opening into the south facing gardens accompanied with two further double glazed windows, a meter cupboard and a further glazed door providing access into the main hall.

Main Hallway 0'0" x 0'0" (0 x 0)

A welcoming entrance which provides a central staircase leading to the first floor landing and a double glazed window positioned on the half landing offering natural light into the entire floor area. Accompaniments include a radiator and internal doors opening into the three reception rooms and the kitchen respectfully.

Lounge 11'10" x 12'5" (3.61 x 3.78)

The delightful principle reception room includes two double glazed windows overlooking the enchanting south facing gardens and the adjoining well tendered cemetery grounds. Further attributes include a radiator and laminate flooring.

Dining Room 10'4" x 11'11" (3.15 x 3.62)

This further well appointed reception room provides two double glazed windows offering views into the rear courtyard and the adjoining cemetery grounds and a radiator.

Study 8'4" x 8'10" (2.53 x 2.7)

The third reception room can be accessed via the main hall and a further exterior entrance hallway to the side of the residence and would facilitate a perfect study as it accommodates lovely views through double glazed windows over the south facing gardens and an additional double glazed window to the side elevation. Furthermore, the study includes a radiator and laminate flooring.

Kitchen 7'10" x 10'11" (2.38 x 3.32)

Nestled towards the rear of the residence the kitchen provides a wealth of wall, floor and glazed display cabinets finished with contrasting laminated work surfaces integrating a white thermoplastic sink and drainer unit complete with mixer tap fittings positioned below a double glazed window overlooking the enclosed courtyard. Additional attributes include a further double glazed window accompanied with an exterior double glazed door granting access into the courtyard, a radiator, plumbing for an automatic washing machine and an electrical cooker point.

Landing 0'0" x 0'0" (0 x 0)

Positioned at the top of the twisting stairwell from the main hall, the landing area features a double glazed window set on the half landing providing elevated views across the south facing gardens, convenient loft access and interior doors into the three well appointed bedrooms and the family bathroom.

Master Bedroom 11'10" x 12'8" (3.61 x 3.86)

A wonderful double bedroom which includes two double glazed windows offering views across the gardens and the adjoining well tendered cemetery grounds, a radiator and laminate flooring.

Second Bedroom 11'9" x 12'6" (3.59 x 3.8)

A splendid second double bedroom which features two double glazed windows offering elevated views across the enclosed courtyard and the adjoining cemetery grounds, a radiator and a convenient storage cupboard concealing the Baxi combination boiler.

Third Bedroom 8'11" x 11'6" (2.71 x 3.5)

The larger than average third bedroom offers a double glazed window overlooking the south facing gardens, a radiator and laminate flooring.

Family Bathroom 6'0" x 8'11" (1.82 x 2.73)

Located adjacent to the second bedroom, the family bathroom features a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Further attributes include a frosted double glazed window, a radiator and an extractor fan.

Outdoor Space

This niche detached residence incorporates a wonderful exterior, featuring an enclosed courtyard area accessed via the kitchen and offers a number of timber sheds, a small brick outbuilding and a pathway leading around the side of the property culminating at an enchanting south facing garden boarded with mature shrubs and trees and a sizable paved patio area intersecting the lawns leading to the exterior canopy preceding the entrance porch, ideal for al-fresco dining or for family enjoyment in the warm summer months.

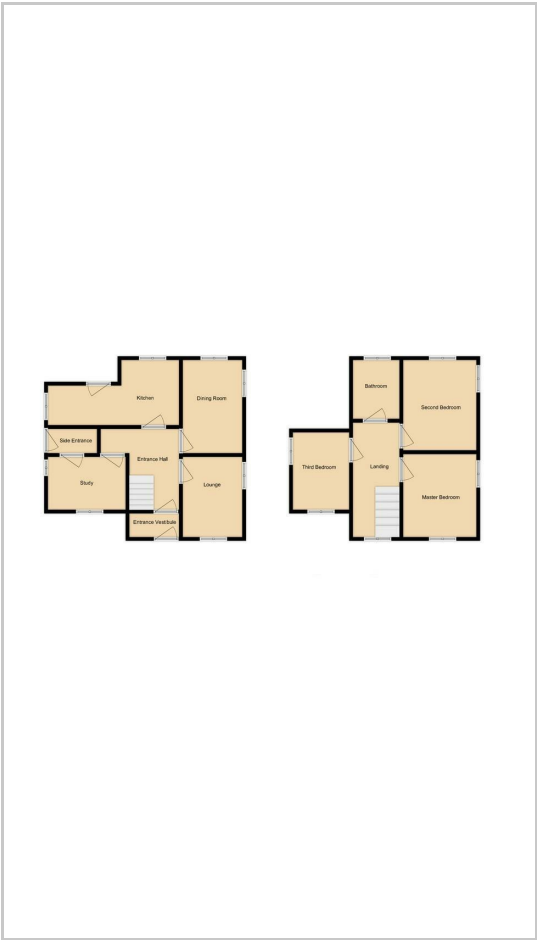
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Area Map



Floor Plans



Energy Efficiency Graph

