



HUNTERS

## Yoden Road

Peterlee, SR8 5HR

Asking Price £50,000



AN IDEAL INVESTMENT OR FIRST HOME ... Hunters are pleased to present to the market this three bedroom family home situated on Yoden Road, Peterlee. The property offers a spacious lounge with patio doors providing plenty of natural light and a kitchen. Upstairs there are three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from an enclosed outside space with gated access and plenty of potential for further improvement. Ideally located for local amenities, schools and transport links, this is an excellent opportunity for a range of buyers offering investment clients a potential rent yield of over 10%. EPC: C, Council Tax Band A. CHAINFREE, "SOLD AS SEEN" "All services/appliances have not and will not be tested".



## Entrance Hallway

Featuring a stairwell to the first floor, a useful storage cupboard and doors to the lounge/dining room and the kitchen.

## Lounge 21'4" x 11'5" (6.52m x 3.49m)

A spacious main reception room finished with stylish grey laminate flooring and contemporary tones throughout. Accompaniments include patio doors to the rear, allowing plenty of natural light.

## Kitchen 11'8" x 7'8" (3.56m x 2.35m)

The kitchen features a range of base units, contrasting work surfaces and stainless-steel sink/drainer set beneath a large window. Tiled walls, an electric cooker point together with plumbing for an automatic washing machine and practical flooring make this a workable space with room for appliances.

## Landing

Carpeted staircase rising to the first floor with a window and doors off to the bedrooms and bathroom.

## Master Bedroom 11'8" x 11'7" (3.56m x 3.54m)

A good-sized master bedroom with attractive flooring and a window providing natural light, complemented by a radiator.

## Second Bedroom 11'6" x 9'5" (3.52m x 2.89m)

Another well-proportioned double bedroom bedroom featuring a striking accent wall, feature flooring, a window overlooking the rear and a radiator.

## Third Bedroom 8'6" x 7'10" (2.61m x 2.41m)

A further bedroom ideal as a nursery, home office or single room, finished with grey laminate flooring, neutral décor, a window and radiator.

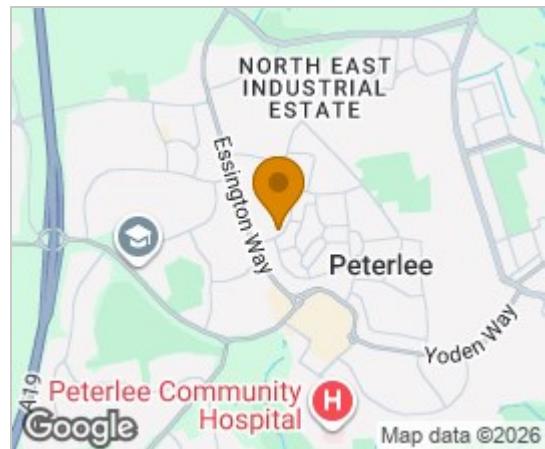
## Bathroom 8'5" x 4'8" (2.58m x 1.44m)

The bathroom is fitted with a three-piece suite comprising of a low level WC, pedestal wash basin and bath with shower over. Finished with wall panelling, a radiator and two windows.

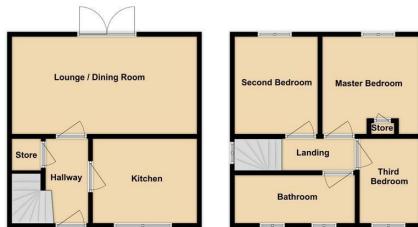
## Outdoor Space

Externally, the property benefits from enclosed outdoor areas offering plenty of potential for those looking to create a low-maintenance garden or practical outside space. To the rear there is a generous garden area with a central pathway and mature planting, ideal for landscaping to suit individual needs. There is also a gravelled courtyard/yard space providing a handy seating area.

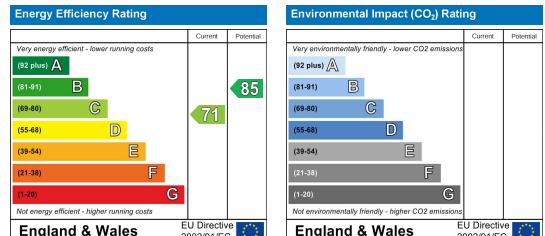
## Area Map



## 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.