



## Franklyn Road

Peterlee, SR8 2BB

Asking Price £58,000



Hunters Estate Agents are now in receipt of an offer for the sum of £55,000 for 19 Franklyn Road, Peterlee, County Durham, SR8 2BB. Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP Telephone 01915863836, before exchange of contracts.

AN IDEAL INVESTMENT OR FIRST HOME ... Hunters are pleased to present to the market this attractively priced property which is positioned within reach of the town centre amenities, local schools and the A19 which interconnects with Sunderland, Teesside and Durham. The accommodation briefly comprises of three well appointed bedrooms, an entrance hallway, lounge through dining room, kitchen, bathroom, westerly facing rear gardens and both gas central heating and double glazing. \*All services/appliances have not and will not be tested\*. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters Office situated in the nearby Peterlee Castle Dene Shopping Centre. EPC: C, Council Tax Band A. "No Chain"



## Entrance Hallway

Positioned at the front of the property, the entrance hallway features a staircase to the first floor, a radiator and an external double glazed door.

## Lounge / Dining Room 21'06" x 15'06" (6.55m x 4.72m)

Providing a popular dual aspect with double glazed windows offering views across both the front and rear elevations, the lounge through dining room incorporates attractive laminated flooring and two radiators.

**Kitchen 12'4" x 9'6" into recess (3.76m x 2.92m into recess)**  
Nestled towards the rear of the home the kitchen features a wealth of wall and floor cabinets finished in beech colour tones with granite effect laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the rear west facing gardens. Additional attributes include a useful storage cupboard, a radiator, plumbing for an automatic washing machine, a wall mounted gas boiler and an integral electric oven and gas hob.

## Landing

Positioned at the top of the stairwell leading from the entrance hallway, the landing offers accessibility into the three bedrooms and the family bathroom.

## Master Bedroom 11'10" x 11'10" (3.61m x 3.61m)

Situated at the front of the home the master bedroom features a double glazed window and a radiator.

## Second Bedroom 11'01" x 8'10" (3.38m x 2.69m)

Offering elevated views across the rear west facing gardens, the second double bedroom incorporates a double glazed window and a radiator.

## Third Bedroom 9'1" x 8'7" into door recess (2.79m x 2.64m into door recess)

Located adjacent to the master bedroom at the front of the property the third bedroom features a double glazed window and a radiator.

## Bathroom 8'11" x 8'0" into recess (2.72m x 2.44m into recess)

This larger than average family bathroom offers a white suite comprising of a bath complete with shower mixer tap fittings and a glazed shower screen, a low level W/c and a pedestal hand wash basin. Further attributes include a double glazed window to the rear and a radiator.

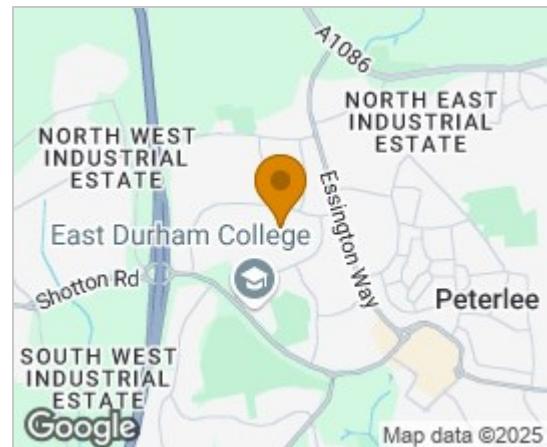
## Outdoor Space

At the rear of this substantial family home there are popular west facing elevated lawned gardens ideal for families and BBQ's during the warm summer months.

## Notes

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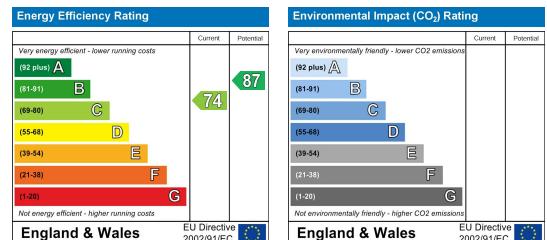
## Area Map



## 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.