



Buckingham Road

Peterlee, SR8 2DT

Offers Over £45,000



LET & MANAGED BY HUNTERS -10% YIELD - WITH A TENANT IN RESIDENCE ... Situated on Buckingham Road in Peterlee, this inviting first-floor flat presents an excellent opportunity for investors. Currently tenanted and achieving £495 per calendar month, this property offers immediate rental income, making it a superb turnkey investment. The flat itself boasts spacious and versatile living accommodation, including a bright white kitchen with ample counter space and sleek finishes, a generously sized lounge perfect for relaxing or entertaining, and a well-appointed bathroom with a shower over the bath, WC, and basin. The larger master bedroom offers plenty of storage, the adaptable second bedroom can function as a guest room, children's room, or home office and the garden is a spectacular notable attribute. Contact Hunters for viewings and information regarding our comprehensive lettings management services.



Entrance Hallway

Entrance to this fantastic home is accessed via a doubled glazed door to the front of the property which enters a hallway. The hallway provides access to the lounge and kitchen.

Kitchen

This bright, airy white kitchen offers a timeless and elegant atmosphere that will appeal to any homeowner. The clean, sleek design creates a sense of space and openness, perfect for both everyday family meals and entertaining guests. The cabinetry, finished in a pristine white and adds to the room's sophisticated feel. Ample counter space and thoughtfully designed storage provide functionality without compromising style, making cooking and meal prep a joy. Natural light floods in, highlighting the fresh, inviting feel of this versatile space, ready to become the heart of your home.

Lounge

This spacious lounge offers plenty of room for relaxation and entertaining, with ample space for both cozy seating and larger furniture pieces. The room's generous proportions make it feel open and inviting, while large windows bring in plenty of natural light, creating a warm, welcoming atmosphere. Ideal for hosting gatherings or enjoying quiet evenings, this lounge is a perfect blend of comfort and style, ready to be transformed into the heart of your home.

Bathroom

This well-appointed bathroom is designed for both style and functionality, featuring a modern shower over the bath for a relaxing soak or a quick rinse. The space includes a sleek WC and a contemporary basin, with clean lines and quality finishes throughout. Ideal for both families and guests, this bathroom is a convenient and stylish addition to the home, providing everything you need for comfort and ease.

Master Bedroom

The master bedroom is a spacious retreat, offering ample room for a king-sized bed and additional furnishings. With plenty of natural light and a tranquil atmosphere, this room is perfect for relaxation. Generous closet space adds practicality, making it a comfortable and private sanctuary within the home.

Second Bedroom

The second bedroom is bright and versatile, ideal as a guest room, children's room, or even a home office. Its well-proportioned layout offers flexibility, with space for a full-sized bed and storage. This charming room is ready to adapt to your needs, adding functionality and appeal to the property.

Garden

Situated at the rear of the property this wonderful garden provides an unusual benefit, ideal for outdoor recreation in the summer months. The garden comprises mostly of lawned areas and a convenient patio.

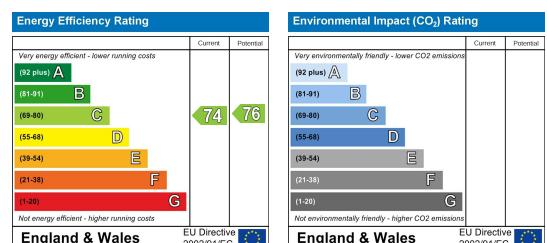
Area Map



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.