

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Manor Way

Peterlee, SR8 5RS

Offers Over £79,950



LOVELY TWO BEDROOM HOME WITH VIEWS OVER THE PARKLAND & A GARAGE... Hunters are delighted to present to the market this outstanding home centrally situated within reach of local amenities, schools and the Castle Dene Shopping Centre. The property briefly comprises of two double bedrooms, a cosy lounge with wonderful views across the parkland, a kitchen with ample additional storage, a splendid bathroom, charming rear gardens, both double glazing and gas central heating via a combi boiler and a single garage nearby. For further information and to arrange a viewing please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "NO CHAIN"



### Entrance Hallway

The inviting entrance features a double glazed exterior door , a radiator and stairs to the first floor.

### Lounge 15'9" x 13'6" (4.82m x 4.12m)

Impressively proportioned this wonderful reception incorporates a double glazed window providing scenic views across the adjoining parkland, a focal fireplace and a stylish elevated radiator

### Kitchen 11'5" x 7'0" (3.48m x 2.15m)

Nestled towards the rear of the home the appealing kitchen features a range of contemporary cabinets finished in gloss white colour tones with brushed steel handles and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear gardens. Further accompaniments include an external double glazed door granting access into the private gardens, a radiator, plumbing for an automatic washing machine, an electric cooker point and door access into a useful walk into storage / pantry cupboard.

### Landing

The inviting landing area provides a convenient loft access with ladders and doors opening into both double bedrooms and the family bathroom.

### Master Bedroom 13'7" x 11'8" (4.16m x 3.58m)

Located at the front of the residence, the master bedroom incorporates a double glazed windows offering appealing elevated views across the adjoining parkland, a radiator and a useful storage cupboard.

### Second Bedroom 11'2" x 9'10" (3.41m x 3.01m)

Situated to the rear of the property this equally well proportioned double bedroom features a double glazed window providing elevated views across the rear gardens and a radiator.

### Bathroom 6'9" x 6'7" (2.06m x 2.03m)

The stylish family bathroom incorporates a panel bath complete with shower mixer tap faucets, an eye catching hand wash basin inset into a vanity cabinet finished with a monoblock tap fitment and a low level W/c. Further attributes include a useful storage cupboard, a radiator and double glazed frosted windows.

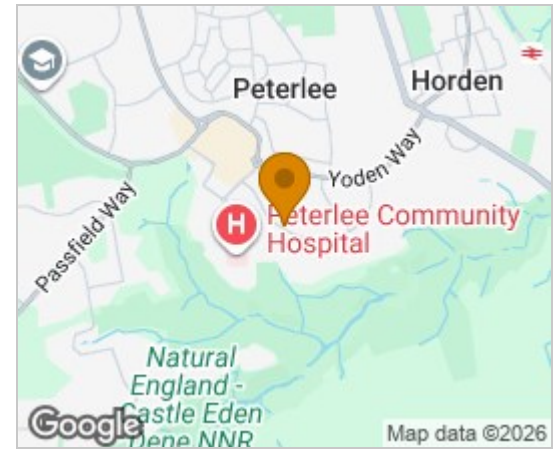
### Outdoor Space

Beautifully positioned at the top of this popular terrace, the property offers an unrivalled position with wonderful views across the adjoining parkland. To the rear, there are fabulous rear gardens which are ideal for families and outdoor enjoyment during the warm summer months.

### Garage

The property is sold with a single garage which is situated nearby on Granville road, ideal for secure parking.

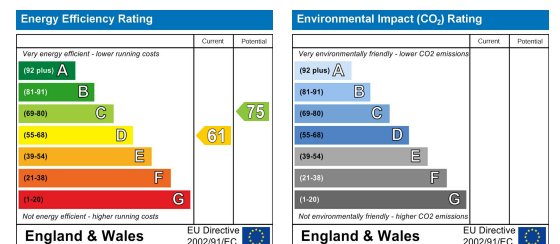
## Area Map



## 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.