



## Staveley Road

Peterlee, SR8 5PD

£525 Per Month



THREE BEDROOM HOME TO LET... Hunters are delighted to present to the market this wonderful three bedroom mid terraced home which is situated within reach of the Castle Dene Shopping Centre, local schools and the A19 which interconnects with Sunderland, Hartlepool and the historic city of Durham. The well appointed accommodation includes an entrance hallway, a larger than average lounge, contemporary kitchen, splendid family bathroom and desirable westerly facing enclosed rear gardens.



### ENTRANCE HALLWAY

A wonderful welcoming entrance which features an external double glazed door opening into the front enclosed courtyard and two internal doors providing accessibility into the family bathroom and the larger than average principle reception room.

### LOUNGE 15'4" x 15'7" (4.67 x 4.75)

Nestled to the rear of this outstanding home, the larger than average lounge offers a pair of double glazed patio doors which open into the predominantly west facing enclosed rear gardens complimented with a most attractive fireplace inset with an electric fire. Additional accompaniments include a splendid open newel posted staircase leading to the first floor, a radiator and a further open ar...

LOUNGE  
LOUNGE

LOUNGE AREA  
LOUNGE AREA

### KITCHEN 7'9" x 9'5" (2.36 x 2.87)

A remarkable attribute to this fabulous home, the kitchen offers an array of wall, floor and display cabinets finished in a light beech colour with contrasting granite effect work surfaces and a stainless steel sink complete with mixer tap fitments positioned below a double glazed window which overlooks the front courtyard. Further accompaniments include an integral elevated double oven and a ...

KITCHEN  
KITCHEN

### FAMILY BATHROOM 6'2" x 9'3" (1.88 x 2.82)

The lovely contemporary bathroom encompasses a white four piece suite comprising of a steel finished corner glazed shower cubicle, a low level W/c, pedestal hand wash basin and a splendid panel bath complete with stainless steel tap fitments. Additional attributes include an eye catching chrome effect elevated ladder radiator and a double glazed frosted window positioned at the front of the pr...

### FIRST FLOOR LANDING

A welcoming area situated at the top of the stairwell from the lounge which offers a convenient loft access and three internal doors opening into the bedrooms.

### MASTER BEDROOM 12'2" x 12'5" (3.7 x 3.78)

The larger than average master bedroom is located at the rear of the residence and offers lovely elevated views across the gardens accompanied with a radiator and recessed storage cupboard concealing the gas central heating boiler.

### SECOND BEDROOM 9'3" x 12'11" (2.83 x 3.94)

Positioned at the front of the property, this equally well appointed room includes a double glazed window and a radiator.

### THIRD BEDROOM 5'8" x 9'7" (1.73 x 2.92)

Located adjacent to the second bedroom at the front of the home, the third bedroom offers a double glazed window and a radiator.

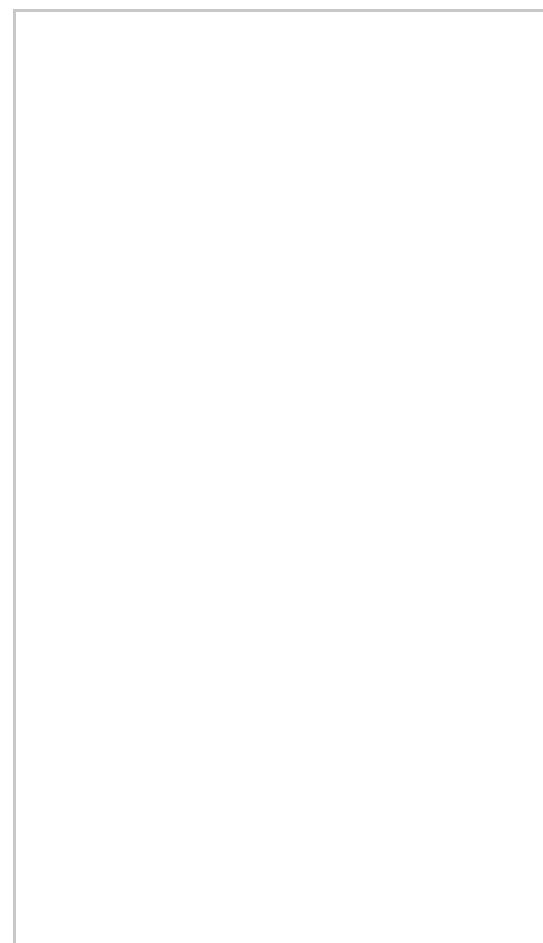
### EXTERNAL

To the front of the property there is a timber access gate opening into the enclosed courtyard which also includes a brick storage shed and a double glazed door providing accessibility into the main hallway. To the rear of this delightful home the gardens are placed upon a predominantly west facing aspect and are accessed via the double glazed patio doors in the lounge making it an ideal outdo...

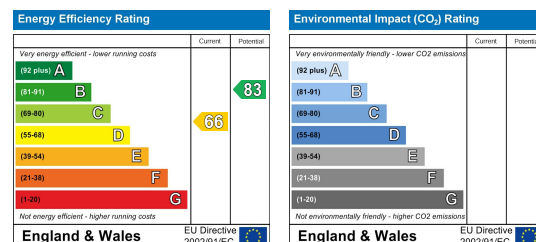
## Area Map



## 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.