

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westmorland Rise

Peterlee, SR8 2ER

Asking Price £79,999



Council Tax: A



# 97 Westmorland Rise

Peterlee, SR8 2ER

Asking Price £79,999



## Entrance Hallway

A welcoming entrance which features a newel posted stairwell leading to the first floor landing complimented with additional understairs storage, an external double glazed door accompanied with a double glazed window offering views across an area of parkland to the front of the home and a radiator.

## Lounge

15'5" x 11'1" (4.71m x 3.39m)

Situated at the front of the property, the eye-catching lounge area is further enhanced with an open plan aspect into the dining room. Accompaniments include double glazed windows with scenic views across the adjoining parkland, a radiator and further door to the entrance hallway.

## Dining Room

10'9" x 8'11" (3.30m x 2.72m)

Nestled at the rear of the property, this additional reception room comprises of full panel double glazed windows overlooking the enclosed paved rear garden, a radiator and internal doors granting access into both the kitchen and the rear entrance /study.

## Kitchen

10'3" x 8'4" (3.13m x 2.56m)

The delightful kitchen provides an array of both wall and floor cabinets finished in white with contrasting laminated work surfaces integrating a breakfasting bar and a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the rear patio garden. Further attributes include plumbing for an automatic washing machine, an electric cooker point and a door to the entrance hallway.

## Rear Entrance / Study

6'9" x 6'5" (2.08m x 1.98m)

Providing a variety of uses the room comprises of an external double glazed door and a double glazed window to the rear patio garden, laminated flooring and a concealed electric meter.

## Landing

Positioned at the top of the stairwell leading from the entrance hall, the landing offers an attractive newel posted balustrade, loft access and internal doors opening into the family bathroom and the three well appointed bedrooms.

## Master Bedroom

11'2" x 11'2" (3.42m x 3.41m)

Situated at the front of the home the master bedroom incorporates a double glazed window providing elevated views across the adjacent area of parkland and a radiator.

## Second Bedroom

14'3" x 8'11" (4.35m x 2.73m)

Situated towards the rear, the second double bedroom features a double glazed window accompanied with a radiator and fitted storage cupboards which conceal the gas combination boiler.

## Third Bedroom

9'11" x 8'2" into recess (3.04m x 2.51m into recess) this wonderful bedroom features a double glazed window to the front of the property and a radiator.

## Family Bathroom

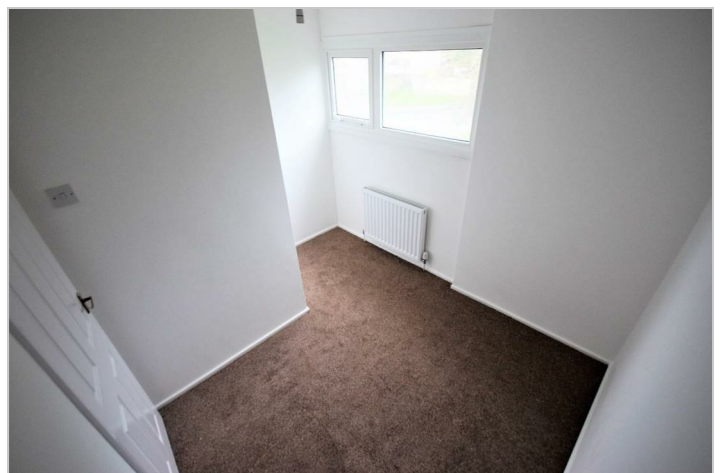
8'2" x 5'7" (2.50m x 1.71m)

The wonderful bathroom features a white suite

comprising of a thermostatic shower positioned over the panel bath accompanied with a glazed shower screen, a low level W/c and pedestal hand wash basin. Additional attributes include a double glazed window to the rear elevation, tiled walls and a radiator.

### Outdoor Space

At the rear of the residence, the gardens have been paved for ease of maintenance and create a splendid outdoor retreat for family gatherings and BBQ's during the warm summer months. Towards the front of the home a smaller patio supersedes the adjoining area of parkland ideal for families.



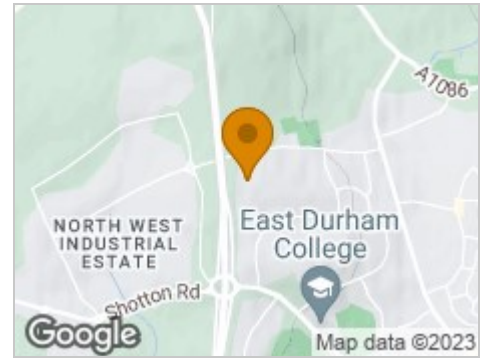
## Road Map



## Hybrid Map



## Terrain Map



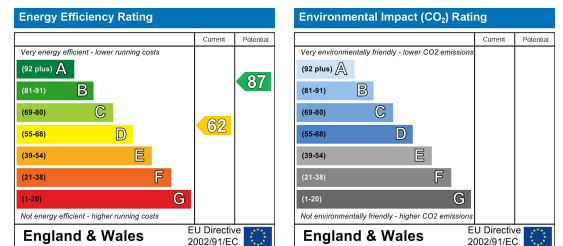
## Floor Plan



## Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

## 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.