



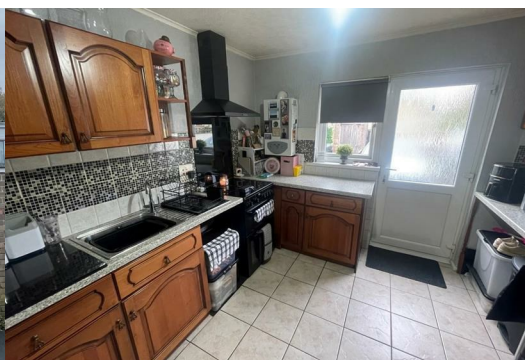
Hatfield Place

Peterlee, SR8 5ST

Offers Over £89,950



A FANTASTIC FAMILY HOME OR SPLENDID BUY TO LET INVESTMENT ... Located on the fringe of Castle Eden Dene Nature Reserve this wonderful home comprises of three double bedrooms, a lounge through dining room, kitchen and both a ground floor W/c and family bathroom with the added benefit of double glazing, gas central heating and gated off street parking. EPC: D, Council Tax Band A. For further information regarding Hunters comprehensive Lettings Management Facilities and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

Entrance to this superb family home is accessed via a double glazed external door to the front of the property which accesses a welcoming and warming hallway. The hallway features stairs to the first floor landing, access to the kitchen, lounge through dining room and ground floor w/c.

Ground Floor W/C

Located off the hallway, the ground floor w/c features a low level w/c, pedestal wash hand basin, double glazed window and radiator.

Kitchen 11'1" x 7'2" (3.4 x 2.2)

The kitchen located to the rear of the property features wall and base units with laminated roll edged worksurfaces and an integrated stainless steel sink and drainer unit with mixer taps. A cooker point, double glazed window and external door to the rear.

Lounge Through Dining Room 19'8" x 10'9" (6.0 x 3.3)

The well appointed lounge through dining room features double glazed windows to the front and rear of the property providing a wealth of light into the room and two radiators.

Landing

The first floor landing provides access to the three bedrooms, family bathroom and provides a double wardrobes.

Master Bedroom 11'9" x 9'10" (3.6 x 3.0)

The master bedroom located to the front of the property features a double glazed window and a radiator.

Second Bedroom 10'5" x 10'2" (3.2 x 3.1)

The second double bedroom located to the rear of the property features a double glazed window and a radiator.

Third Bedroom 3'11" x 8'10" (1.2 x 2.7)

The third bedroom located to the rear of the property features a double glazed window and a radiator.

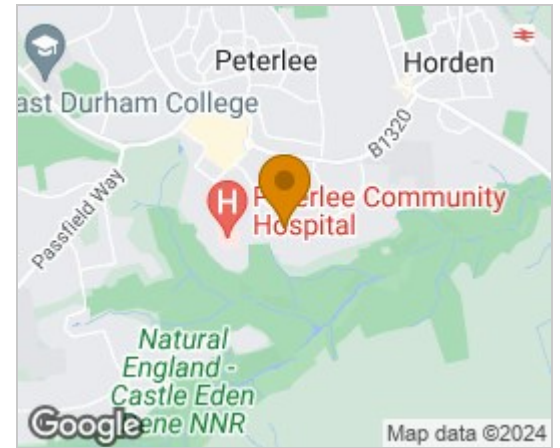
Family Bathroom

The family bathroom features a four piece bathroom suite that features a low level w/c, panelled bath, hand basin and a shower cubicle. Additional amenities include a double glazed window and a radiator.

External

To the rear of the property features double driveway gates which provides off street parking and to the front is a small lawn.

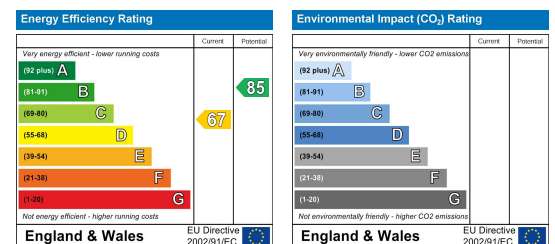
Area Map



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.