

HUNTERS[®]

HERE TO GET *you* THERE



Wordsworth Road

Easington, Peterlee, SR8 3DW

£79,000



Council Tax: A



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Entrance Hallway

A welcoming entrance which features an external double glazed door accompanied with a useful storage cupboard, convenient tiled flooring and doorways opening into the dining kitchen and family bathroom respectfully.

Lounge

15'6" x 12'7" (4.73m x 3.86m)

Nestled towards the rear of this lovely home, the principle reception room incorporates attractive laminated flooring leading to a pair of double glazed patio doors which grant access into the south facing private gardens, ideal for families during the warm summer months. Further attributes include a radiator, a useful understairs storage cupboard and a door which opens into a rear hallway with stairs to the first floor, a radiator and a further double glazed window overlooking the lovely rear gardens.

Dining Kitchen

15'11" x 9'7" into recess (4.87m x 2.94m into recess)

The impressively proportioned dining kitchen features a wealth of wall and floor cabinets finished in Oak colours with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings and an electric oven and hob set beneath an elevated brush steel extractor canopy. Accompaniments include plumbing for an automatic washing machine, a radiator, tiled flooring and a double glazed window overlooking the front grounds.

Bathroom

7'1" x 6'7" (2.17m x 2.03m)

The eye catching family bathroom offers a white

suite comprising of a whirlpool style "P" bath with an overhead shower and glazed screen, a low level W/c and a pedestal hand wash basin. Conveniently the walls and floor area have been tiled for ease of maintenance and the room features both a double glazed frosted window and a ladder style chrome finished towel radiator.

Landing

Situated at the top of the stairwell from the rear hallway, the landing features loft access and doors to each of the bedrooms.

Master Bedroom

12'9" x 12'8" (3.90m x 3.88m)

Located towards the rear of the home, the sizable master bedroom incorporates a storage cupboard, a radiator and double glazed windows providing attractive elevated views across the south facing rear gardens.

Second Bedroom

11'1" x 6'8" (3.40m x 2.05m)

Positioned at the front of the property the second bedroom features a double cupboard which conceals the gas combi boiler, a radiator and a double glazed window overlooking the front driveway.

Third Bedroom

7'10" x 7'10" (2.41m x 2.39m)

Situated adjacent to the second bedroom at the front of the residence, the third bedroom features a double glazed window and a radiator.

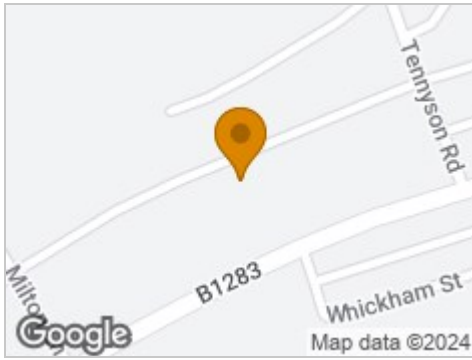
Outdoor Space

At the front of the property there are suitable off

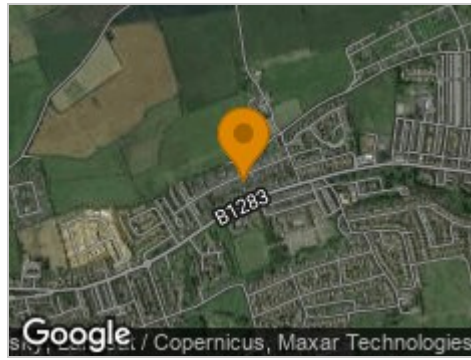
street parking facilities on the block paved driveway, whilst at the rear, the impressively appointed south facing private gardens comprise mostly of lawns, a shingle patio accessed directly from the patio doors in the lounge and a pathway which leads to the top of the garden and the timber garden shed.



Road Map



Hybrid Map



Terrain Map



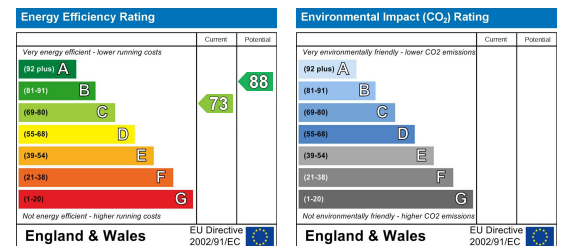
Floor Plan



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.