

HUNTERS[®]

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Chapel Hill Road

Peterlee, SR8 5LQ

Offers Over £89,950



Council Tax: A



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Lounge through Dining Room

20'7" x 15'7" (6.29m x 4.77m)

The impressive principle reception room has been beautifully adapted into a more open plan aspect with an eye catching central newel posted spindle staircase leading to the first floor complimented with a pair of double glazed patio doors which grant access directly into the enclosed private gardens. Additional attributes include a feature fireplace, an additional double glazed window, laminated flooring and a radiator.

Kitchen

16'2" x 8'4" (4.93m x 2.55m)

Nestled towards the open plan entrance hallway with a double glazed exterior door opening into the gardens, the splendid kitchen provides a wealth of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with shower faucet mixer tap fittings positioned below a double glazed window set to the side of the home. Further accompaniments include an electric oven and hob located beneath an elevated concealed extractor hood, plumbing for an automatic washing machine, convenient tiled flooring and two integral storage cupboards which conceal the gas combination boiler.

First Floor Landing

A welcoming area which includes laminated flooring, a radiator and a newel posted spindle staircase leading into the principle reception room.

Master Bedroom

15'8" x 8'11" (4.78m x 2.73m)

This fabulous double bedroom features an array of

fitted wardrobes to the extent of an entire wall complimented with additional matching drawer units, laminated flooring, a radiator and double glazed windows positioned to the side of the residence.

Second Bedroom

12'9" x 8'0" (3.91m x 2.45m)

The second double bedroom encompasses fitted wardrobes, laminated flooring, a radiator and double glazed windows which offer pleasant elevated views across the gardens.

Third Bedroom

9'5" x 8'5" into recess (2.89m x 2.57m into recess)

The well appointed third bedroom features a double glazed window offering views across the gardens, laminated flooring, a radiator and a useful double wardrobe.

Family Bathroom

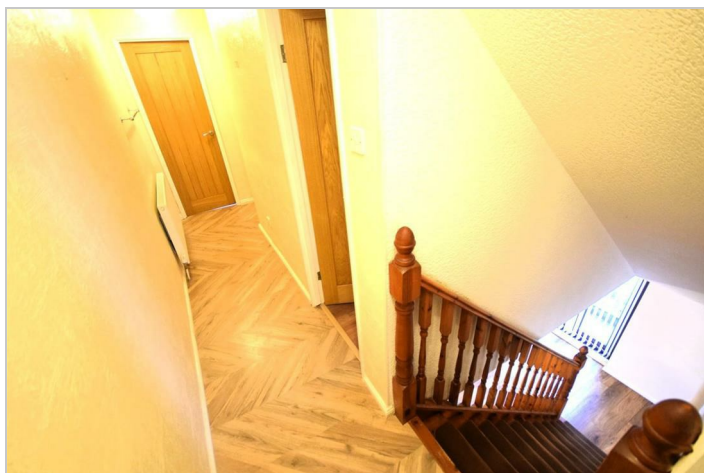
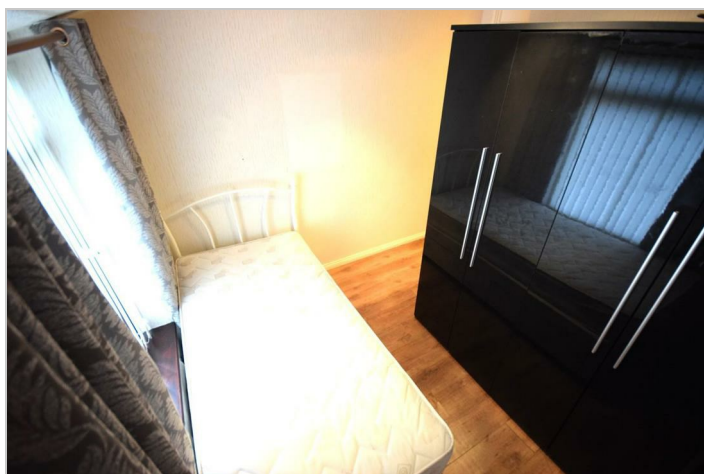
7'10" x 4'11" (2.39m x 1.52m)

The family bathroom features a white suite comprising of a corner panel bath complete with an elevated shower, a low level W/c and a pedestal hand wash basin. Further attributes include a radiator, convenient wall tiling and a frosted double glazed window to the side of the home.

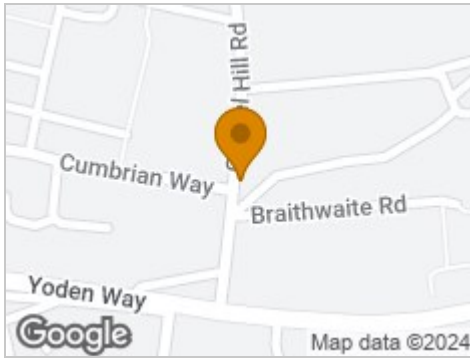
Outdoor Space

The property offers a superior position directly off Chapel Hill Road making it more accessible and larger than average gardens ideal for outdoor enjoyment during the warm summer months. The private gardens feature an impressive elevated timber deck which leads from a charming block paved patio, a selection of mature shrubs, an outdoor tap and further useful space at the side of

the residence currently housing a timber storage shed.



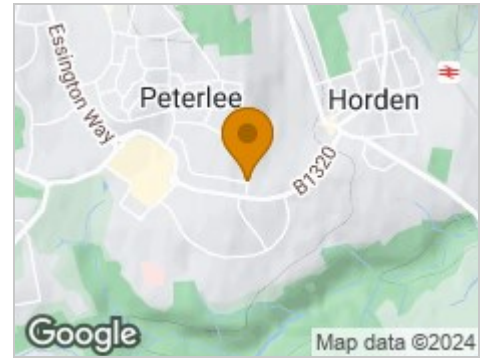
Road Map



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.