



## Pentland Close

Peterlee, SR8 2LD

£75,000



### Notice Of Offer

Property Address: 115 Pentland Close, Peterlee, County Durham, SR8 2LD.

We advise that an offer has been made for the above property in the sum of £75000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. Agents Address: Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP.

Agents Telephone Number:01915863836

A WONDERFUL HOME WITH THREE BEDROOMS AND A GARAGE ... Hunters are delighted to present to the market this attractive three bedroom family residence situated within reach of the town centre amenities and facilities, local schools including Shotton Hall Academy and the A19 which interlinks with all regional centres including Sunderland, Teesside and the historic City of Durham. The accommodation briefly comprises of a lounge through dining room, a kitchen, ground floor cloakroom W/c, three well appointed bedrooms, both partial gas blow air central heating and double glazing, a family bathroom and a garage. EPC: D, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



### Entrance Hallway

The welcoming entrance features a double glazed external door opening into the courtyard garden, stairs to the first floor landing incorporating a useful understairs storage cupboard which conceals the gas hot water boiler, a further storage cupboard and internal doors granting access into the cloakroom W/c and the kitchen.

### Cloakroom W/c

This useful facility includes a low level W/c, a hand wash basin and a double glazed frosted window.

### Lounge 11'8" x 10'9" (3.58m x 3.28m)

The lounge offers pleasant views across the adjacent parkland through double glazed windows complimented with an open plan aspect to the dining room and laminated flooring.

### Dining Room 10'8" x 10'8" (3.27m x 3.27m)

This wonderful additional reception room incorporates a double glazed exterior door accompanied with a double glazed window overlooking the adjoining parkland, an open plan aspect to the lounge and a continuation of the attractive laminated flooring leading from the lounge.

### Kitchen 12'1" x 9'4" (3.70m x 2.87m)

Situated at the front of the home, the kitchen provides a wealth of both wall and floor cabinets finished in pastel colours and contrasting laminated work surfaces which integrate a one and a half bowl sink and drainer unit complete with shower mixer tap faucets set below a double glazed window overlooking the enclosed courtyard patio garden. Additional accompaniments include plumbing for an automatic washing machine, convenient tiled flooring and an electric oven and gas hob positioned beneath an elevated extractor hood.

### First Floor Landing

A delightful area set at the top of the stairs leading from the hallway, the landing features a newel posted balustrade, two double glazed windows and two useful storage cupboards, one of which conceals the air duct heating boiler.

### Family Bathroom 10'11" x 5'10" (3.34m x 1.78m)

The attractive family bathroom includes a white suite comprising of a corner bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window and convenient wall and floor tiling.

### Master Bedroom 12'9" x 10'8" (3.90m x 3.27m)

The well appointed master bedroom includes double glazed windows offering views across the adjacent parkland.

### Second Bedroom 12'1" x 10'9" (3.69m x 3.28m)

This second double bedroom situated adjacent to the master bedroom towards the rear of the home includes double glazed windows providing welcoming views across the parkland.

### Third Bedroom 10'0" x 9'4" into recess (3.06m x 2.86m into recess)

The larger than average third bedroom features double glazed windows offering views across the courtyard garden towards the garage.

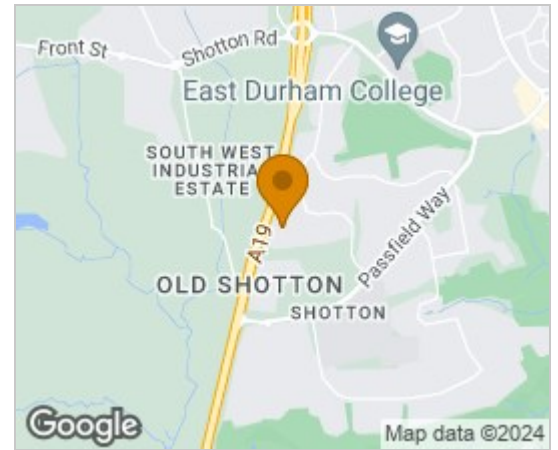
### Outdoor Space

The property is situated in a popular cul-de-sac area of Pentland Close surrounded with parkland to both the front and rear of the home making it ideal for families. A timber gate provides access into the courtyard patio garden which has been landscaped for lower than average maintenance incorporating areas of paving surrounding a circular patio area ideal for al-fresco dining in the warm summer months. Furthermore, the courtyard includes an outside tap and n access door to the rear of the garage.

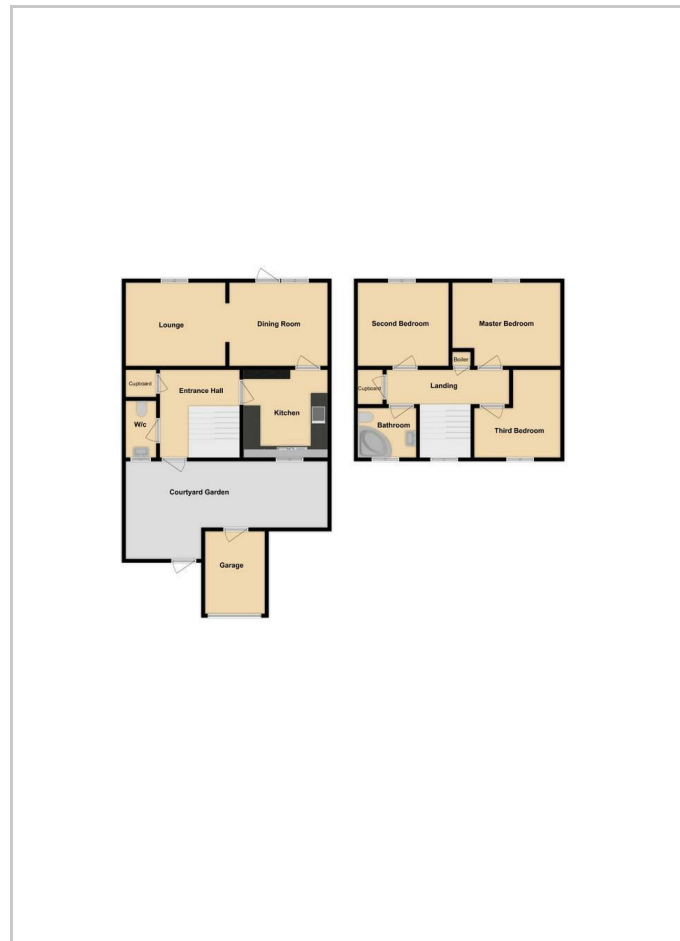
### Garage

The sizable garage features an up and over garage door and a further access door into the courtyard.

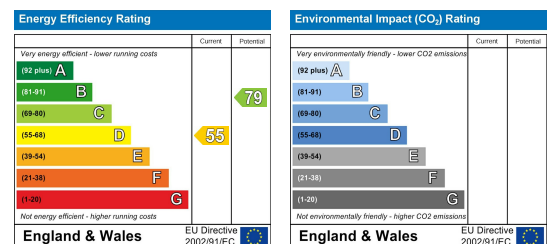
## Area Map



## 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.

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