

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



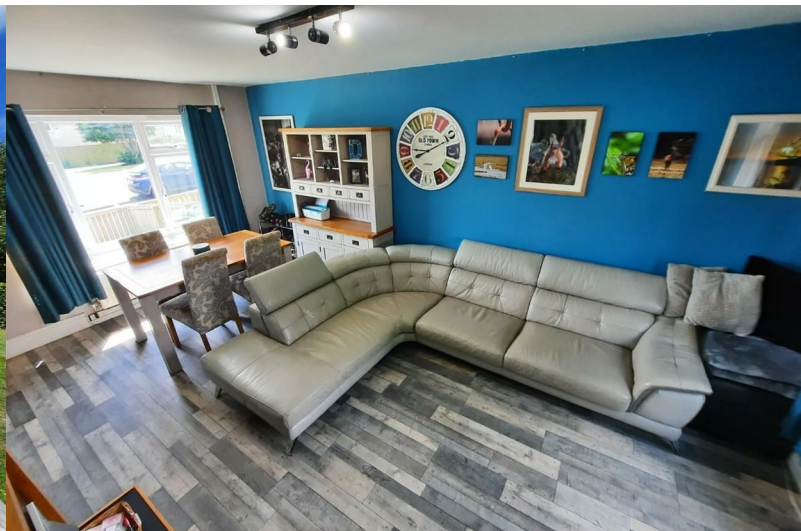
## Rydal Crescent

Peterlee, SR8 5LP

£95,000



Council Tax: A





# 39 Rydal Crescent

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## Entrance Hallway

The welcoming entrance features an external double glazed door accompanied with a double glazed window positioned to the side of the home, a feature newel posted spindle staircase to the first floor landing and a radiator.

## Lounge / Dining Room

18'11" x 11'11" (5.79m x 3.65m)

The delightful lounge through dining room provides a popular dual aspect with a lovely double glazed box window overlooking the front gardens and a further double glazed window which offers views across the enclosed rear gardens. Additional attributes include two radiators and a feature fireplace inset with an electric fire complimenting the attractive flooring.

## Kitchen

10'6" x 7'3" (3.21m x 2.23m)

Nestled towards the rear of the residence the charming kitchen offers a selection of both wall and floor cabinets finished in contemporary white colour tones, brushed steel handles and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit positioned below a double glazed window providing unrestricted views over the rear gardens. Further attributes include an exterior door granting access into the gardens, plumbing for an automatic washing machine, an electrical cooker point and space for a fridge freezer.

## First Floor Landing

Positioned at the top of the stairwell from the hall, the landing area encompasses a double glazed window towards the side of the home and convenient loft access.

## Master Bedroom

15'2" x 8'7" (4.63m x 2.62m)

Situated at the front of the property this well appointed bedroom features two double glazed windows providing elevated views across the gardens towards an area of parkland and distant roof-top views towards the sea. Additional attributes include a useful storage cupboard and a radiator.

## Second Bedroom

10'11" x 10'0" (3.35m x 3.05m)

Located at the rear of the home this larger than average additional double bedroom includes a radiator and double glazed window offering elevated views across the enclosed rear gardens.

## Bathroom

2.21m x 1.69m

Positioned adjacent to the second bedroom towards the rear of the property, the family bathroom features a white suite comprising of a panel bath and an accompanying overhead shower, a low level W/c and a pedestal hand wash basin. Further attributes include a radiator and two frosted double glazed windows.

## Outdoor Space

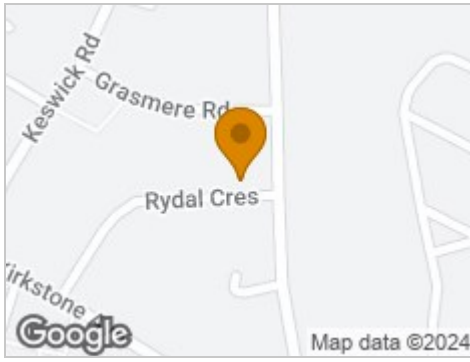
At the front of the property there are wonderful larger than average gardens laid mostly with lawns intersected with a pathway and a gated drive leading to the garage. A further gate offers accessibility into the enclosed rear gardens which comprise mostly of lawns with elevated borders.

## Detached Garage

Situated at the front of this imposing residence, the sizable detached garage offers secure standage for a family vehicle preceding the gated driveway.



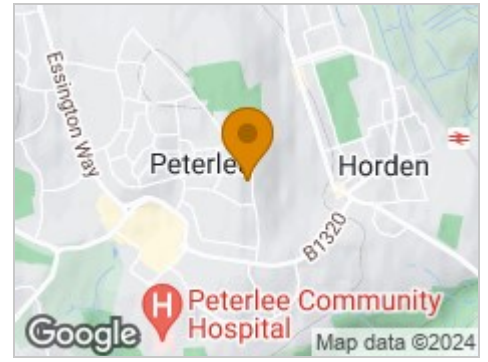
## Road Map



## Hybrid Map



## Terrain Map



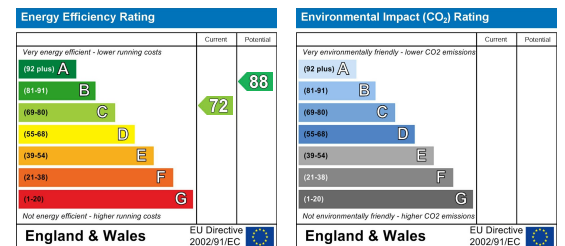
## Floor Plan



## 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.