



Alder Road

Horden, SR8 4HQ

Asking Price £99,950



OUTSTANDING HOME - LOVELY PRIVATE GARDENS ... Hunters are delighted to present to the market this exceptional three bedroom family home which has been upgraded to include an eye catching dining kitchen and bathroom, a wonderful decorative finish throughout and a pleasant rear garden. Alder Road is situated within easy reach of the local railway station, schools, shops and the A19 which interlinks with all regional centres including Teesside, Sunderland and Durham City. The accommodation briefly comprises of an entrance hallway, lounge, a dining kitchen, lovely family bathroom, three well appointed bedrooms and both gas central heating and double glazing. EPC: D, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The welcoming entrance accommodates an external double glazed composite door, laminated flooring, a radiator and a stairwell to the first floor.

Lounge 14'4" x 14'3" into recess (4.37m x 4.35m into recess)

Situated at the front of the residence, this splendid principle reception room is enhanced with a feature fireplace inset with a living flame gas fire complimented with laminated flooring, a radiator and double glazed windows overlooking the front patio gardens.

Dining Kitchen 15'7" x 8'3" (4.76m x 2.54m)

Nestled towards the rear of the home the room provides a wealth of contemporary coloured wall and floor cabinets with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set adjacent to a pair of double glazed patio doors which open into the fabulous rear gardens. Additional attributes include a continuation of the attractive laminate flooring from the lounge, an elevated oven and a gas hob set beneath a brushed steel extractor canopy, plumbing for an automatic washing machine, a radiator and space for a fridge freezer.

Family Bathroom 9'9" x 6'11" (2.99m x 2.12m)

The luxurious bathroom suite has been re-modelled to make best use of the space for additional storage with a concealed flush W/c and a hand wash basin recessed into a vanity area. Further accompaniments include a panel bath complete with shower mixer tap fittings and partial wall tiling, a radiator and a double glazed frosted window set to the rear of the home.

Landing

Positioned at the top of the stairwell from the entrance hall, this appealing area features an enlarged loft access with ladders to the partially boarded loft area.

Master Bedroom 14'4" x 12'0" (4.37m x 3.66m)

Located at the front of the property, the larger than average master bedroom features a useful storage cupboard, a radiator and double glazed windows.

Second Bedroom 9'11" x 9'9" (3.03m x 2.99m)

The lovely second double bedroom provides double glazed windows which offer scenic elevated views across the rear gardens and a radiator.

Third Bedroom 7'4" x 6'11" (2.24m x 2.12m)

Situated adjacent to the second bedroom, at the rear of the home, this delightful third bedroom features double glazed windows which overlook the private gardens and a radiator.

Outdoor Space

The property offers lower maintenance patio gardens at the front with an access gate which leads to the inspiring rear gardens. The rear gardens have been landscaped to include a sizable block paved patio also accessed via the patio doors from the dining kitchen leading to well tendered lawns, making the outdoor area a wonderful retreat for families and outdoor entertainment and BBQ's during the warm summer months.

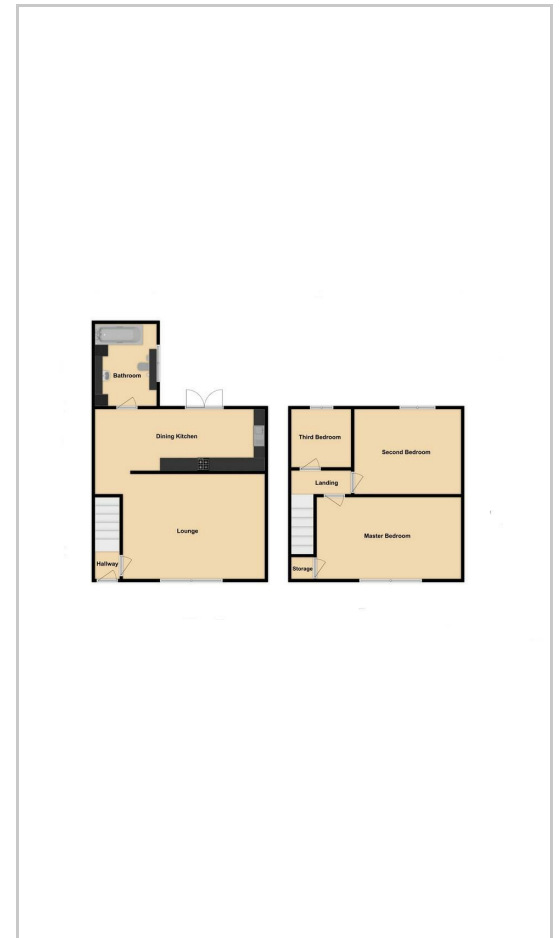
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>

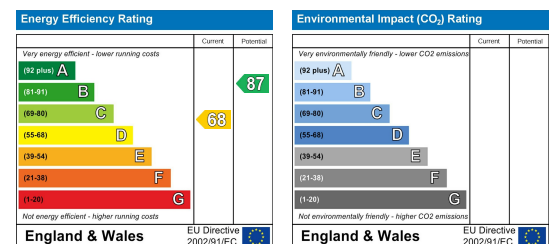
Area Map



Floor Plans



Energy Efficiency Graph



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