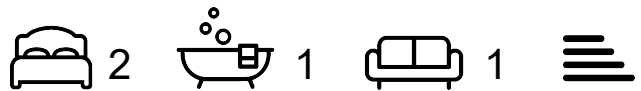




Amersham Crescent

Peterlee, SR8 5JJ

Offers Over £79,950



IDEAL HOME WITH LARGER WEST FACING GARDENS, CONSERVATORY & PARKING ... A splendid opportunity has arisen to purchase this two bedroom end terrace property which is nestled within a popular residential area within reach of the town centre amenities, schools and the A19 which interlinks with Durham City, Sunderland and Teesside. The accommodation briefly comprises of two double bedrooms, a lounge / dining room, west facing conservatory leading into the larger than average gardens, a kitchen, family bathroom, off street parking and both gas central heating and double glazing. EPC on order, 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 newel posted spindle staircase to the first floor accompanied with an electric stairlift which can remain if required, a double glazed window and a radiator.

Lounge / Dining Room 18'8" x 11'5" (5.71m x 3.48m)

Nestled towards the rear of the home, this wonderful reception room provides views through the conservatory towards the larger than average west facing private rear gardens. Further attributes include a radiator and a double glazed window together with double glazed patio doors granting access into the conservatory.

Conservatory 10'0" x 9'10" (3.05m x 3.01m)

This well appointed double glazed conservatory offers splendid views across the rear west facing gardens and also provides access by means of two double glazed patio doors.

Kitchen 12'5" x 7'1" (3.79m x 2.17m)

Situated at the front of the home, the kitchen includes an array of both wall and floor cabinets finished in light beech colour tones with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which offers wonderful views across the gated front grounds. The appliances will remain for the fortunate new owners and comprise of a cooker, fridge freezer and an automatic washing machine.

Landing

Positioned at the top of the stairwell from the entrance hallway, the inviting landing includes a double glazed window and doors providing access into the family bathroom and the two double bedrooms.

Master Bedroom 15'2" x 12'7" (4.64m x 3.84m)

Located at the front of the property this larger than average bedroom features two double glazed windows, a radiator and a door entrance to a stairwell which leads to the boarded loft area.

Second Bedroom 11'1" x 9'11" (3.38m x 3.04m)

The appealing additional double bedroom comprises of sliding door wardrobes to the extent of an entire wall, a radiator and double glazed window offering lovely elevated views across the rear gardens.

Family Bathroom 7'3" x 5'6" (2.23m x 1.70m)

Located adjacent to the second bedroom towards the rear of the home, the family bathroom includes a white suite comprising of a panel bath complete with shower mixer tap fittings, a low level W/c and a pedestal hand wash basin. Accompaniments include two double glazed windows and a radiator.

Outside Space & Parking

The superior position of the property will certainly be of interest to families with wonderful lawn gardens at the front leading to a larger than average west facing garden to the rear. There is also a private parking bay adjacent to the property.

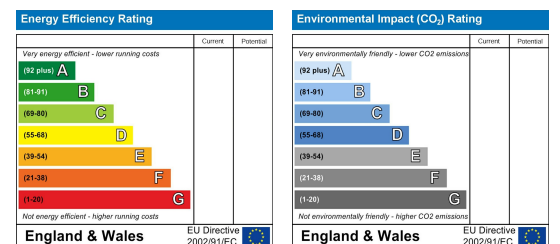
Area Map



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.