

# HUNTERS®

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## Chillerton Way

Wingate, TS28 5DY

Asking Price £135,000



EXECUTIVE TOWN HOUSE WITH TENANTS IN RESIDENCE @ £650pcm... Hunters are delighted to present to the market this outstanding executive residence situated within reach of the A19 which interconnects with all regional centers including the historic City of Durham, Teesside and Sunderland. The accommodation briefly comprises of an entrance hallway, attractive lounge, a dining kitchen with doors opening into the enclosed rear west facing gardens, four bedrooms, a family bathroom and en-suite facility, a ground floor cloakroom W/c and a private driveway leading to an integral garage. For further information and to arrange a viewing please contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre. EPC: B, Council Tax Band B. "NO CHAIN"



### Entrance Hallway

The welcoming entrance features a stairwell to the first floor landing, a useful cloakroom W/c and a radiator.

### Cloakroom W/c

The cloakroom includes a double glazed window, a low level W/c and a pedestal hand wash basin.

### Dining Kitchen 14'10" x 10'0" (4.53m x 3.06m)

Nestled towards the rear of this lovely home, the dining kitchen includes 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 mixer tap fittings set beneath a double glazed window offering wonderful views across the rear west facing gardens accompanied with a pair of double glazed patio doors opening into the appealing timber deck patio area preceding the gardens. Further attributes include an appealing tiled floor, a useful pantry cupboard, plumbing for an automatic washing machine and an electric oven and gas hob positioned below an elevated brushed steel extractor canopy.

### First Floor Landing

Incorporating a newel posted spindle balustrade leading from the entrance hall up to the second floor and a convenient storage cupboard.

### Lounge 14'10" x 11'2" (4.54m x 3.41m)

Situated towards the rear of the residence the principle reception offers lovely elevated views across the west facing rear gardens through two double glazed windows complimented with attractive laminated flooring and a radiator.

### Family Bathroom 8'0" x 6'9" (2.45m x 2.07m)

Neatly positioned between the lounge and the second bedroom this charming family bathroom includes a white suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin further enhanced with attractive tiling and a contemporary elevated chrome finished radiator.

### Second Bedroom 14'10" x 9'1" (4.54m x 2.79m)

Located at the front of the home this well appointed bedroom features two double glazed windows overlooking the cul-de-sac and a radiator.

### Second Floor Landing

Featuring a newel posted spindle balustrade, convenient loft access and doors offering accessibility into three further bedrooms.

### Master Bedroom 12'11" x 9'8" (3.95m x 2.95m)

The master bedroom features two double glazed windows overlooking the cul-de-sac at the front of the residence, a radiator and access into the Jack and Jill en-suite facility.

### Third Bedroom 10'5" x 6'7" (3.19m x 2.01m)

The third bedroom is positioned at the rear of the home and shares the Jack and Jill en-suite with the master bedroom. Furthermore, the bedroom includes a radiator and double glazed windows offering pleasant elevated views across the rear gardens.

### Fourth Bedroom 9'10" x 7'11" (3.02m x 2.42m)

Positioned adjacent to the third bedroom at the rear of the property, the fourth well appointed bedroom features a radiator and a double glazed window offering scenic views.

### Jack & Gill En-Suite 6'7" x 5'6" (2.02m x 1.70m)

Shared by both the Master bedroom and the Third bedroom, this wonderful facility includes a glazed shower enclosure complete with an electric shower, a low level W/c and a pedestal hand wash basin.

### Outdoor Space

This wonderful family home is placed in a popular cul-de-sac position within this modern style Persimmon built development providing a welcoming entrance accompanied with a drive and integral garage to the front and impressive west facing gardens to the rear which have been landscaped with a larger than average timber deck and two raised planters opening into the predominantly lawned gardens, ideal for al-fresco dining and outdoor enjoyment during the warm summer months.

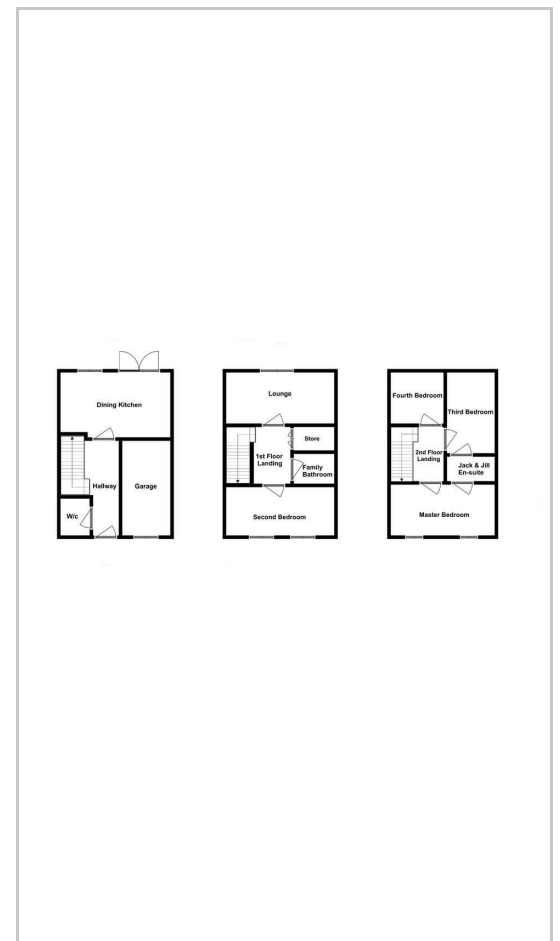
### Integral Garage

Providing a splendid secure parking facility or additional storage area, the garage features an up and over door opening onto the sizable driveway.

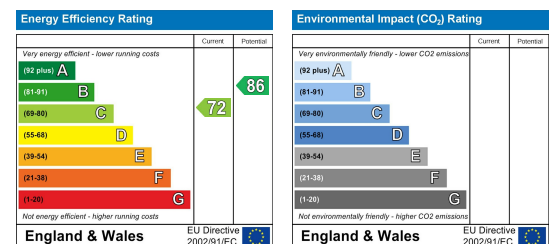
## Area Map



## 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.