



## Bay Avenue

Horden, Peterlee, SR8 4HG

Offers In The Region Of £89,950



EXEMPLARY BUNGALOW WITH WEST FACING GARDENS ... This delightful property boasts a spacious reception room, two cosy bedrooms, and a modern bathroom, making it the perfect home for a small family or those looking to downsize. As you step inside, you'll be greeted by an extended layout that offers ample space for relaxation and entertainment. The west-facing gardens are a true gem, providing the ideal setting for enjoying the afternoon sun or hosting a summer barbecue with friends and family. The lovely ambience of this bungalow creates a warm and inviting atmosphere, making it easy to envision yourself unwinding after a long day. Don't miss the opportunity to make this bungalow your own and experience the comfort and convenience it has to offer with its desirable location, close to the scenic Heritage coastline and local railway station and its charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your new life at Bay Avenue.



Kitchen 10'7" x 9'1" (3.24m x 2.77m)

Situated at the front of this wonderful bungalow the impressive kitchen features an eye catching open plan aspect into the dining area. The kitchen includes a wealth of display and floor cabinets finished in Oak 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. Additional attributes include space for a fridge freezer, an integral electric oven, a ceramic hob and a further double glazed window and an external double glazed door.

Dining Area 15'10" x 6'11" (4.84m x 2.11m)

The delightful dining area encompasses a radiator, concealed plumbing for an automatic washing machine, feature beamed ceilings and a splendid open plan aspect to the kitchen.

Lounge 14'6" x 14'9" (4.43m x 4.51m)

Nestled at the rear of this impressive bungalow this enchanting principle reception room provides charming views and access into the predominantly west facing enclosed gardens via double glazed sliding patio doors, ideal for al-fresco dining and relaxation during the warm summer months. Furthermore, the lounge incorporates a feature fireplace inset with a living flame gas fire and a radiator.

Bathroom 7'10" x 6'0" (2.40m x 1.84m)

Located off the dining area the appealing bathroom incorporates a white four piece bathroom suite comprising of a glazed shower enclosure, a panel bath, low level W/c and a pedestal hand wash basin. Additional attributes include a frosted double glazed window, conveniently panelled walls and an elevated chrome finished towel radiator.

Master Bedroom 10'4" x 8'9" to wardrobes (3.15m x 2.69m to wardrobes)

The bedroom is further enhanced with an open arch which leads into a dressing area accompanied with double glazed windows offering lovely views across the gardens, fitted wardrobes to the extent of an entire wall, laminate flooring and a radiator.

Second Bedroom 10'4" x 8'9" (3.16m x 2.69m)

The well appointed second double bedroom provides easy accessibility into the loft, a radiator and double glazed windows.

Loft

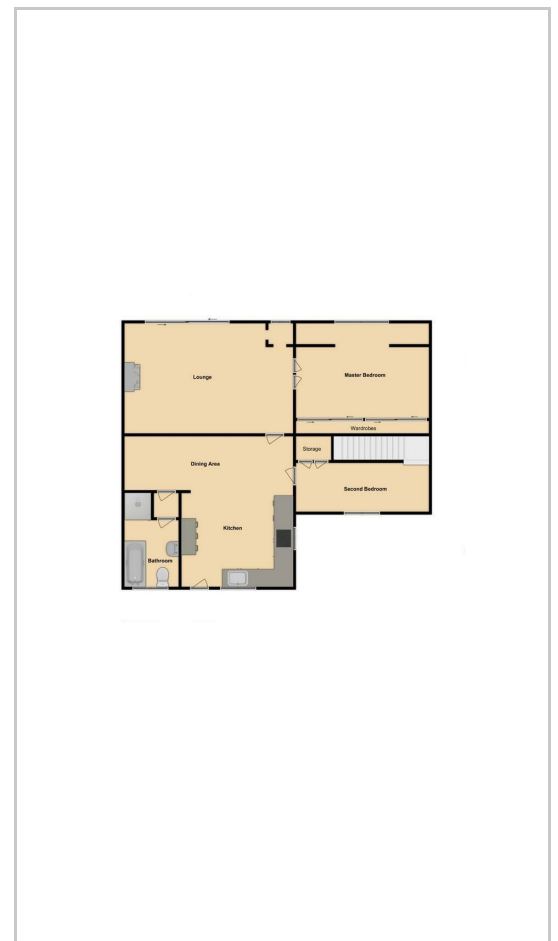
Outside Space

The enchanting bungalow offers popular predominantly west facing rear gardens which have been mostly patioed for low maintenance accessed via double glazed patio doors from the lounge, making it a wonderful area for outdoor relaxation and family gatherings during the summer months.

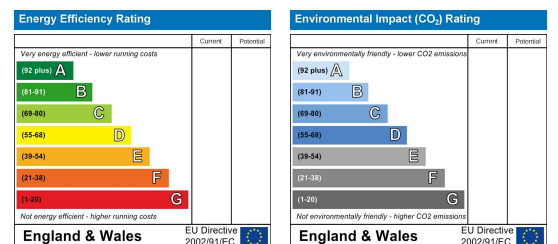
## Area Map



## 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.