



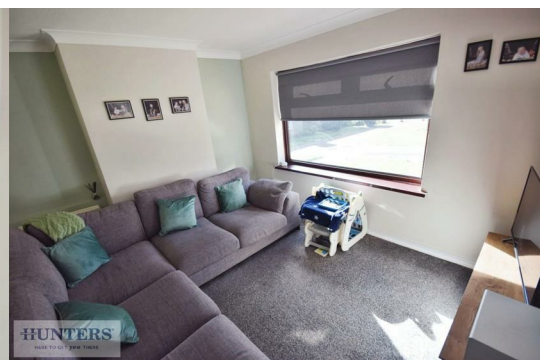
## Acre Rigg Road

Peterlee, SR8 2DU

Asking Price £95,000



Nestled on Acre Rigg Road in Peterlee, this charming house is a delightful find for those seeking a lovely family home. Boasting one reception room, three cosy bedrooms, and a modern bathroom, this property offers a comfortable living space perfect for creating lasting memories. Built in the 1950s, this house exudes character and warmth, making it a unique find in the area. The modern kitchen and bathroom add a touch of contemporary flair to the traditional charm of the property, providing the perfect blend of old and new for a comfortable lifestyle. Conveniently located close to local amenities and transport links, this home offers both convenience and accessibility for its residents. Whether you're looking to pop out for groceries or commute to work, everything you need is just a stone's throw away.



### Entrance Porch

Entrance to this fantastic family home is accessed via a double glazed door which enters a porch.

### Hallway

The hallway which is open plan to the kitchen, features laminate flooring throughout, spot lighting. stairs to the first floor landing and internal access to the lounge.

### Lounge

The lounge located to the front of the property, features a double glazed window which allows a wealth of natural light into the room and a radiator.

### Kitchen

This well appointed modern kitchen in a beautiful white colour with maple wood worksurfaces with stainless steel sink and drainer, integrated electric oven and hob with stainless steel extractor overhead. Access to the rear garden via a double glazed door, plumbing for an automatic washing machine, two useful storage cupboards, laminate flooring and a double glazed window to the rear.

### Landing

The first floor landing provides access too the three bedrooms and family bathroom.

### Master Bedroom

Located to the rear of the property, the master bedrooms features a double glazed window and a radiator.

### Second Bedroom

The second double bedroom located to the front of the property features a double glazed window and a radiator.

### Third Bedroom

Located to the front, the third bedroom features a double glazed window and a radiator.

### Family Bathroom

A modern bathroom suite, features a low level w/c, panelled bath with shower overhead and sink. Additional amenities include two double glazed windows, a towel heater and an extractor fan.

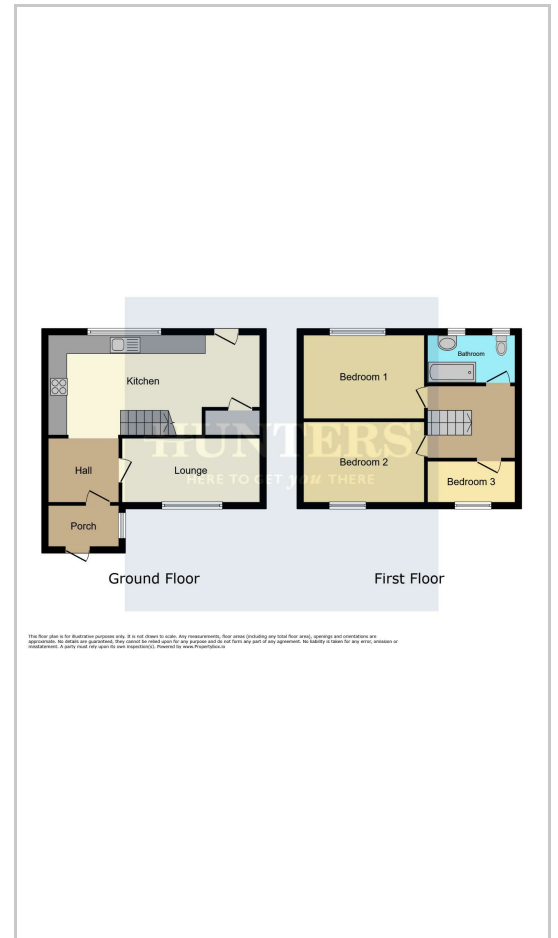
### External

Externally to the rear, the low maintenance garden features a block paved area with a raised decking.

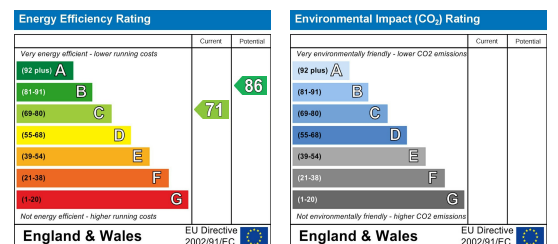
### Area Map



### 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.