



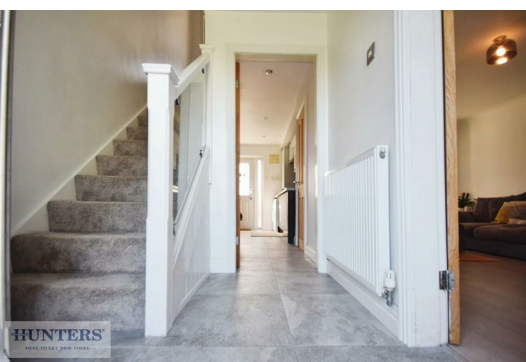
## Kent Walk

Peterlee, SR8 2BS

Asking Price £99,950



A WONDERFUL FIRST HOME.. Hunters are pleased to present to the market this two bedroom terraced house situated in a popular area of Peterlee within a short distance of the town centre amenities, local schools and the A19 which interconnects with Sunderland Teesside and Durham City. A beautiful modern property to call your first home. The accommodation includes an entrance hallway, lounge, dining kitchen, two double bedrooms, a family bathroom, both gas central heating and double glazing and low maintenance west facing gardens.



### Entrance Hallway

Located at the front of the property the entrance hallway features an external double glazed door, stairs to the first floor and internal doors leading into the lounge and dining kitchen respectfully.

### Lounge Through Dining Room

A lovely principle reception room which provides attractive scenic views across the adjacent parkland to the front of the home through double glazed windows to the front and double glazed french doors to the rear. Accompaniments include a radiator.

### Kitchen

Nestled towards the rear of the home the kitchen provides an appealing an an array of wall floor and display cabinets finished in dark high gloss colour tones with marble effect laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments positioned beneath a double glazed window offering pleasant views across the westerly facing gardens. Additional attributes include an integrated electric hob and oven set below an elevated extractor hood, plumbing for an automatic washing machine and two additional storage cupboards.

### Landing

Situated at the top of the stairwell from the entrance hall the landing includes a convenient loft access, a radiator and internal doors opening into the bathroom and both double bedrooms.

### Master Bedroom 15'0" x 9'4" (4.59m x 2.85m)

The well appointed master bedroom accommodates two double glazed windows which offer elevated views across the adjacent parkland towards the front of the home, a radiator and a useful storage cupboard which conceals the gas combination boiler.

### Second Bedroom 12'2" x 10'7" (3.72m x 3.23m)

Positioned at the rear of the property the second double bedroom features a radiator and a double glazed window providing elevated views across the gardens and cul-de-sac.

### Family Bathroom 6'9" x 5'6" (2.07m x 1.69m)

Located at the rear of the property the bathroom features a panel bath, low level W/c and a pedestal hand wash basin. Accompaniments comprise of a radiator tiled walls and a double glazed frosted window.

### External

The property is situated in a popular cul-de-sac position with wonderful views over the adjacent parkland towards the front of the home. At the rear, the predominant west facing gardens have been landscaped for more lower than average maintenance including a gated paved patio garden and a central pathway leading to the entrance door from the dining area.

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>

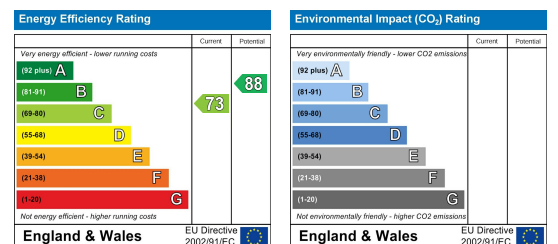
### Area Map



### Floor Plans



### Energy Efficiency Graph



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