

HUNTERS[®]

HERE TO GET *you* THERE



Thames Road

Peterlee, SR8 1DT

Asking Price £59,950



IDEAL FIRST HOME OR INVESTMENT... Located on Thames Road, Peterlee. Built in the late 1960s, offering great potential as an ideal first home or a savvy investment opportunity. This property boasts two cosy bedrooms, perfect for a small family or a couple looking to settle down. As you step inside, you'll find two inviting reception rooms that provide ample space for relaxation and entertainment. The property also features a bathroom for your convenience. Featuring ample off street parking and a garage. While this property may require some improvements, it presents a fantastic opportunity for those looking to add their personal touch and increase its value over time. EPC: D, Council Tax Band A.



Entrance / Breakfast Room 10'5" x 7'10" (3.20m x 2.41m)
 Incorporating a double glazed door to the front of the home and both a window and a door to the rear gardens. An open plan aspect leads to the kitchen.

Kitchen 10'4" x 7'3" (3.16m x 2.21m)
 The kitchen provides a wealth of 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 positioned below a double glazed window offering views across the front driveway. Additional attributes include an cooker point, a radiator, space for a fridge freezer and plumbing for an automatic washing machine.

Dining Room 16'8" x 10'4" into recess (5.10m x 3.16m into recess)
 Positioned adjacent to the lounge, the dining area offers a double glazed window, radiator and stairs to the first floor landing.

Lounge 10'11" x 10'11" (3.34m x 3.34m)
 The lounge incorporates a double glazed window and a radiator

Landing
 The first floor landing features a double glazed window and internal access to the two bedrooms and family bathroom.

Master Bedroom 12'3" x 10'5" (3.75m x 3.20m)
 The sizable master bedroom includes a double glazed window and a radiator.

Second Bedroom 10'5" x 10'3" (3.19m x 3.13m)
 This additional double bedroom features a radiator and a double glazed window.

Family Bathroom 6'8" x 6'2" (2.05m x 1.89m)
 The bathroom features a white suite comprising of a panel bath, a low level w/c, pedestal hand wash basin and a radiator.

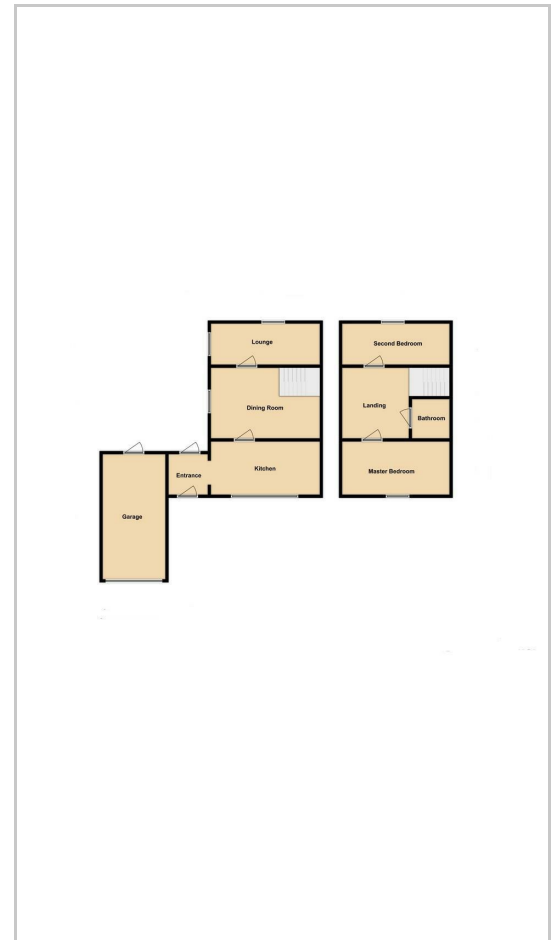
Garden
 The property provides a wonderful patio garden ideal for families and outdoor enjoyment with an access gate.

Garage
 Located to the front there is a double driveway and a garage.

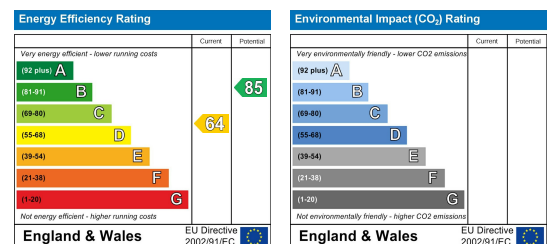
Area Map



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.