

# HUNTERS®

HERE TO GET *you* THERE



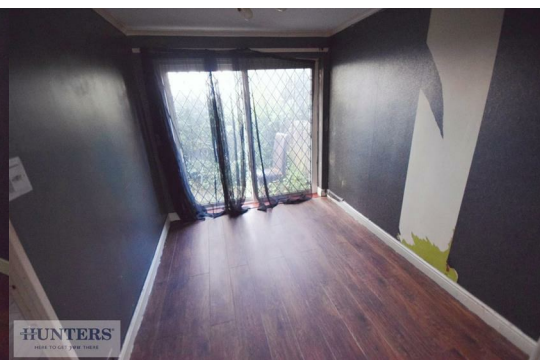
## Grampian Drive

Peterlee, SR8 2NT

Offers In Excess Of £58,500



SUPERB INVESTMENT OPPERTUNITY... Hunters are pleased to present to the market this three bedroom terraced house situated on Grampian Drive, Peterlee. A popular location within reach of the town centre amenities, schools, shops and the A19 which interconnects with Sunderland, Teesside and the City of Durham. The accommodation includes an lounge, dining room, kitchen, a family bathroom and three bedrooms with the added benefit of gas central heating and double glazing.



**Entrance Hallway**  
Incorporating a double glazed exterior door, stairs to the first floor, two useful storage cupboards, radiator and access to the lounge and ground floor w/c.

**Ground Floor W/C**  
The ground floor w/c features a double glazed window to the rear and low level w/c.

**Lounge 11'10" x 13'6" (3.62 x 4.12)**  
Positioned to the rear of the home the lounge incorporates a double glazed window, radiator and access to the dining room and entrance hallway.

**Dining Room 8'0" x 10'11" (2.44 x 3.33)**  
Located adjacent to the lounge, the dining room features laminated flooring, radiator, an external double glazed door accompanied with a double glazed window and a door to the kitchen.

**Kitchen 9'6" x 11'5" (2.91 x 3.5)**  
The kitchen provides a wealth of both wall and floor cabinets with contrasting laminated work surfaces integrating a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fitments set below a double glazed window overlooking the enclosed gardens with double glazed external door. Accompaniments include a tiled floor, gas hob with an electric oven and plumbing for an automatic washing machine.

**Landing**  
The first floor landing which features a double glazed window, provides access to the three bedrooms, bathroom and features a useful storage cupboard.

**Master Bedroom 11'1" x 11'10" (3.38 x 3.62)**  
The master bedroom, located to the front of the property features a radiator and a double glazed window.

**Second Bedroom 8'3" x 11'11" (2.53 x 3.64)**  
Nestled adjacent to the master bedroom, the second bedroom features a radiator and a double glazed window.

**Third Bedroom 6'8" x 9'3" (2.05 x 2.84)**  
The third bedroom located to the rear of the property features a double glazed window and a radiator. It also houses the combi boiler.

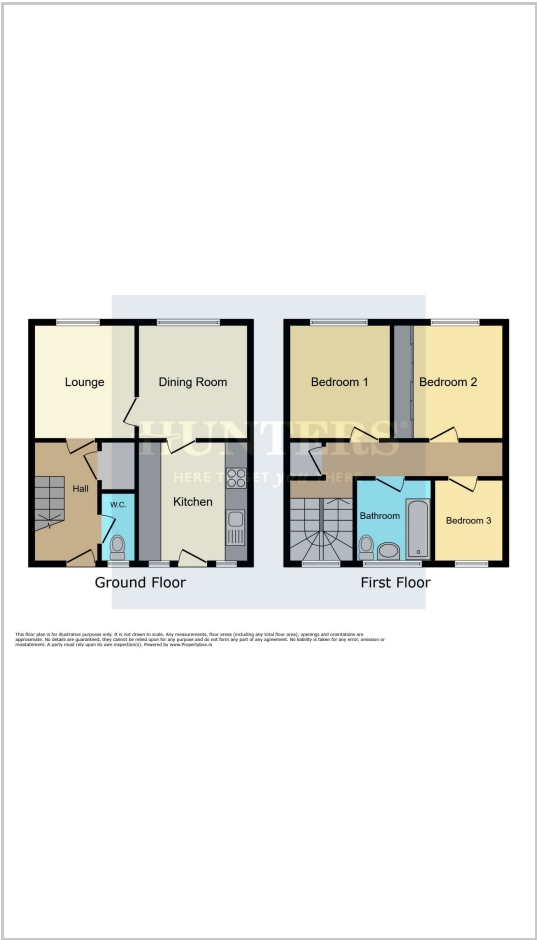
**Family Bathroom 5'11" x 6'7" (1.82 x 2.02)**  
The family bathroom features a white suite comprising of a panelled bath, a low level w/c and a pedestal hand wash basin. Accompaniments include a tiled floor and walls and a double glazed frosted window.

**External**  
The delightful enclosed gardens feature a path and a lower than average maintenance finish.

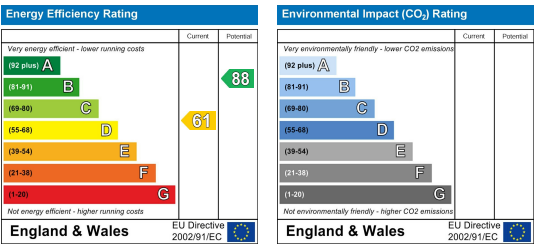
Area Map



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.