

HUNTERS®

HERE TO GET *you* THERE



Waveney Road

Peterlee, SR8 1HQ

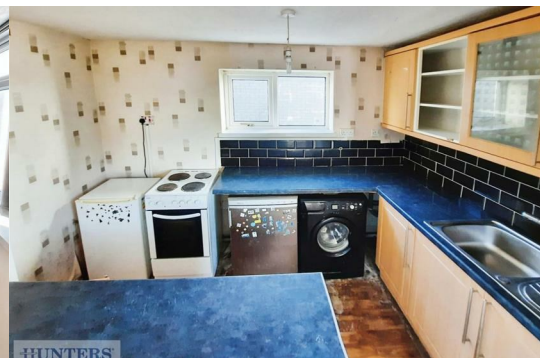
Asking Price £55,000



PUBLIC NOTICE:

Hunters Estate Agents are now in receipt of an offer for the sum of £51700 for 28 Waveney Road, Peterlee, County Durham, SR8 1HQ. Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP. Telephone Number: 01915863836 before exchange of contracts

IDEAL BUY TO LET INVESTMENT OR FIRST HOME ... An exceptional opportunity has become available to acquire this attractively priced semi detached house situated in the heart of Peterlee, within reach of the local schools, town centre amenities and A19 which interlinks with Durham City, Hartlepool and Sunderland. The accommodation briefly comprises of an entrance hallway, two reception rooms, a kitchen, family bathroom, two double bedrooms and a larger than average private garden. *All services/appliances have not and will not be tested* For further information regarding Hunters comprehensive lettings management services and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. EPC: E, Council Tax Band A. "No Chain"



Entrance Hallway

Situated at the front of the home the entrance features a double glazed exterior door accompanied with a twisting staircase to the first floor landing area and an understair storage cupboard.

Dining Room 10'7" x 9'8" (3.24m x 2.96m)

The second reception quite often in the area is facilitated as an additional third bedroom accommodating two double glazed windows and a radiator

Lounge 13'7" x 10'7" (4.16m x 3.24m)

This well appointed principle reception includes an open aspect to the kitchen with laminated flooring, a gas fire, radiator and a double glazed window offering views across the private gardens.

Kitchen 10'7" x 6'9" (3.24m x 2.08m)

The kitchen offers a range of beech toned wall and floor cabinets finished with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments. Accompaniments include plumbing for an automatic washing machine, an electric cooker point, space for a fridge freezer and a double glazed window.

Landing

Providing a balustrade to the stairwell the landing provides access into the two double bedrooms and the separate bathroom W/c.

Master Bedroom 11'4" x 10'7" (3.46m x 3.25m)

Offering sizable proportions the master bedroom features a double glazed window, a radiator and cupboard housing the water tank.

Second Bedroom 10'8" x 9'8" (3.26m x 2.95m)

The second double bedroom includes a double glazed window, a radiator, convenient loft access and a further storage cupboard.

Bathroom / Separate W/c 7'6" x 4'5" (2.29m x 1.36m)

The separate W/c features a low level W/c partitioned from the main bathroom which accommodates a white suite comprising of an elevated electric shower positioned over the panel Bath, a pedestal hand wash basin and a radiator.

Outdoor Space

The larger than average private gardens comprise mostly of lawns with a brick outbuilding, ideal for families.

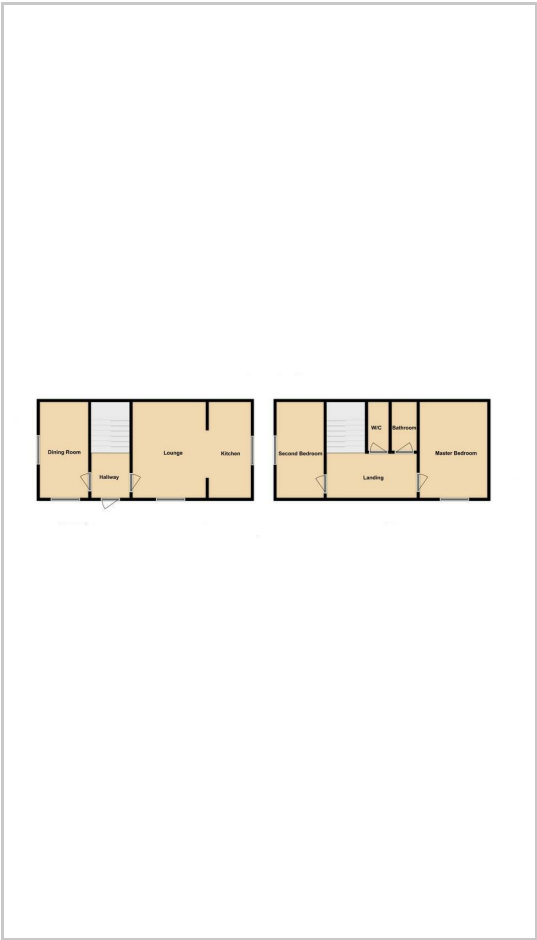
Notes

All services/appliances have not and will not be tested

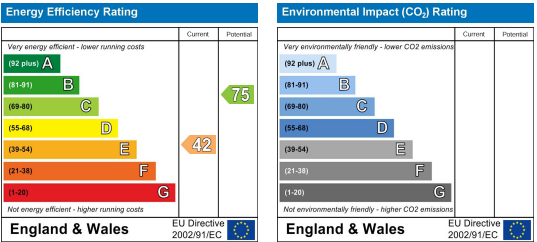
Area Map



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.