

HUNTERS[®]

HERE TO GET *you* THERE



Manor Way

Peterlee, SR8 5RN

Asking Price £92,500



A LOVELY THREE BEDROOM FAMILY HOME WITH GARDENS ... Hunters are pleased to present to the market this inspiring residence situated within reach of the town centre amenities, local schools and the A19 which interconnects with Sunderland, Teesside and the historic City of Durham. The accommodation briefly comprises of an entrance hallway, lounge, a kitchen and an adapted ground floor Wet Room W/c. To the first floor there are three well appointed bedrooms and a family bathroom accompanied with a separate W/c. Council Tax Band A, EPC: C. For further information and to arrange viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The welcoming entrance features an exterior double glazed door, a radiator, stairs to the first floor and a sizable storage/cloak cupboard.

Lounge 17'3" x 13'6" (5.26m x 4.13m)

Situated at the front of the home, the lovely lounge includes a double glazed window offering pleasant elevated views complimented with a centrally positioned focal fireplace. Additional attributes include a useful walk into storage cupboard and a radiator.

Kitchen 13'8" x 6'10" (4.18m x 2.10m)

Nestled towards the rear of the residence the delightful kitchen includes an array of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window providing unrestricted views across the wonderful rear gardens. Further accompaniments include a concealed Baxi gas combination boiler, a double glazed exterior door granting access into the gardens, plumbing for an automatic washing machine, a radiator and an integral ceramic hob and electric oven.

Wet Room W/c 7'10" x 5'8" (2.41m x 1.73m)

Positioned adjacent to the kitchen at the rear of the property, this wonderful wet room adaptation to the home features an elevated electric shower, a low level W/c and a hand wash basin conveniently set into a vanity cabinet. Further features include a double glazed vanity window and a radiator.

Landing

Located at the top of the stairwell leading from the entrance hallway the landing area features loft access and internal doors opening into the bedrooms, family bathroom and separate W/c.

Master Bedroom 14'5" x 10'7" (4.40m x 3.23m)

The well appointed master bedroom incorporates a double glazed window offering charming elevated views across the front grounds and a radiator.

Second Bedroom 10'7" x 10'2" (3.23m x 3.12m)

Positioned at the rear of this lovely family home, the second double bedroom features a double glazed window providing elevated views across the private gardens and a radiator.

Third Bedroom 9'0" x 8'10" into recess (2.75m x 2.71m into recess)

The third bedroom encompasses a useful fitted storage cupboard, a radiator and a double glazed window.

Separate W/c

The convenient separate W/c features a low level W/c and a double glazed window to the rear.

Bathroom 8'6" x 5'8" (2.61m x 1.73m)

Situated adjacent to the W/c, the impressive family bathroom includes a white suite comprising of a panel bath, a pedestal hand wash basin and a corner glazed shower enclosure. Additional attributes include tiled walls, a radiator and a double glazed frosted window.

Outdoor Space

This fantastic home benefits from a larger than average enclosed rear garden which is an ideal accompaniment for families and gardeners alike. The rear gardens comprise mostly of lawns intersected with a central pathway, an exterior water tap and a welcoming patio which is accessed from the kitchen.

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.

Area Map



Floor Plans



Energy Efficiency Graph

