

# HUNTERS®

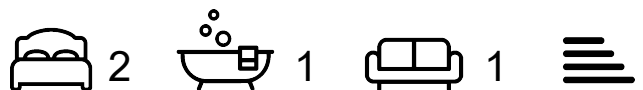
HERE TO GET *you* THERE



## Durham Avenue

Horden, Peterlee, SR8 4PY

Asking Price £105,000



OUTSTANDING BUNGALOW - OFF STREET PARKING - CONSERVATORY - SOUTH FACING GARDENS... A wonderful opportunity has become available to acquire this beautiful two bedroom bungalow positioned with scenic views across the local park and within a short distance to the railway station and delightful Heritage Coastline. The accommodation briefly comprises of two double bedrooms, a lounge leading into the south facing conservatory, a kitchen and a specifically adapted wet room. EPC: On Order, Council Tax Band A. Early viewings are considered necessary to fully appreciate the beautiful standard of accommodation on offer, please contact your local Hunters office situated in the Castle Dene Shopping Centre for further information. "No Chain"





Entrance Hallway

The welcoming entrance features an external double glazed door to the forecourt and two internal doors offering accessibility into the wet room W/c and the kitchen.

Lounge 14'6" x 13'0" (4.42m x 3.98m)

Nestled towards the rear of the bungalow this enchanting reception room provides access into the south facing rear gardens by means of double glazed sliding patio doors opening onto the paved patio preceding the gardens. Additional attributes include an elevated contemporary electric fire, a radiator and an open archway to the kitchen.

Conservatory 11'2" x 8'0" (3.41m x 2.45m)

Positioned off the principle reception room this lovely double glazed conservatory includes a radiator which adapts the room for everyday use during the winter months and a pair of double glazed patio doors which open into the gardens.

Kitchen 12'10" x 8'0" (3.93m x 2.44m)

The splendid kitchen offers a wealth of wall and floor cabinets finished in white colour tones and contrasting granite effect laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the forecourt entrance. Further accompaniments include a concealed gas boiler, plumbing for an automatic washing machine, a radiator and both an electric ceramic hob and oven.

Wet Room W/c 7'7" x 5'4" (2.32m x 1.64m)

This splendid room has been adapted for clients with disabilities and features a walk into shower area complete with an elevated Mira electric shower, a low level W/c and a pedestal hand wash basin. Further notable attributes include a double glazed vanity window and a contemporary chrome finished ladder style radiator.

Master Bedroom 11'7" x 10'4" (3.55m x 3.16m)

Located at the front of the bungalow, this well appointed bedroom features a radiator and a double glazed window which provides views across the gated driveway.

Second Bedroom 10'7" x 8'10" to robes (3.23m x 2.71m to robes)

The equally well appointed second double bedroom encompasses a range of fitted wardrobes accompanied with a radiator and a double glazed window.

Outdoor Space

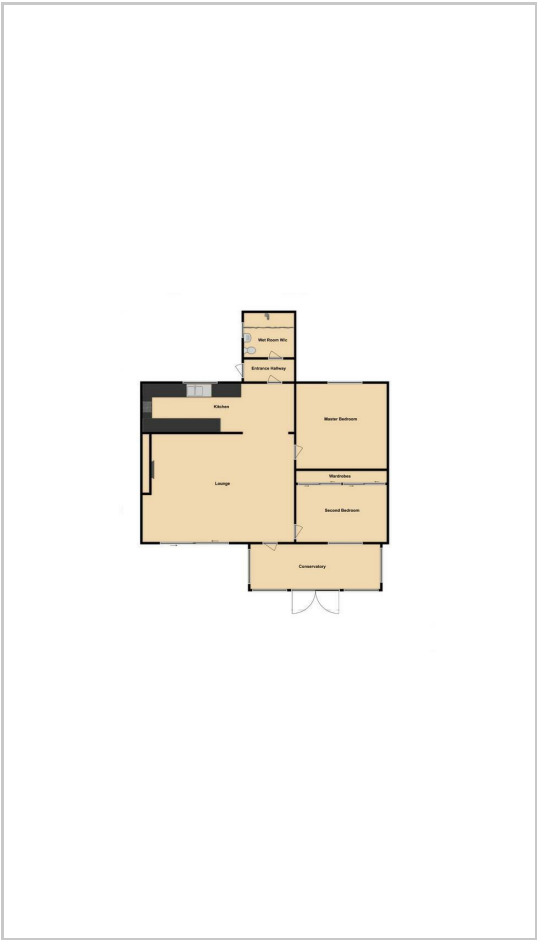
At the front of the property there are gates for secure off street parking and a further independent gate offering accessibility into the front forecourt which ultimately leads to the entrance of the bungalow. At the rear of this stunning bungalow the well presented south facing gardens comprise mostly of well tendered lawns with shrub borders preceded with a wonderful patio accessed via the lounge and conservatory respectively. The gardens are positioned on a sought after south facing position which overlook the scenic park making them a special outdoor area for relaxation and quiet enjoyment during the warm summer months or a welcoming vantage point from the conservatory.

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

