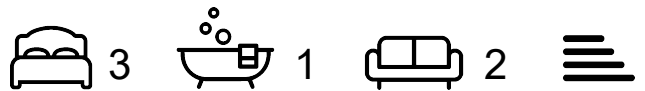




Bedford Place

Peterlee, SR8 2DE

Asking Price £75,000



A HOME TO CALL YOUR OWN OR AN IDEAL INVESTMENT ... Nestled in a popular area this delightful terraced house presents an excellent opportunity for those seeking a property to make their own. This home features two inviting reception rooms, perfect for both relaxation and entertaining and the three well-proportioned bedrooms offer ample space for family living. The property is in need of some updating, allowing you to personalise it to your taste and style. This aspect makes it an ideal investment for those looking to enter the lettings market, as it holds great potential for future value enhancement and a rent return around £600pcm. One of the standout features of this home is the lovely garden, providing a serene outdoor space for gardening enthusiasts or a safe play area for children. The property is conveniently positioned near local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. EPC: On Order, Council Tax Band A. Call Hunters in the Castle Dene Shopping Centre for viewings.



Dining Room 13'6" x 7'8" (4.14m x 2.34m)
The dining room features an external double glazed door accompanied with double glazed windows, a radiator and an open staircase to the first floor.

Lounge 11'4" x 10'11" (3.47m x 3.35m)
Situated at the front of the home the principle reception room incorporates a focal fireplace inset with an electric fire, a radiator and double glazed windows.

Kitchen 10'11" x 7'9" (3.34m x 2.38m)
Nestled towards the rear of the property the kitchen features an array of both wall and floor cabinets with contrasting work surfaces which integrate a stainless steel sink and drainer unit set beneath a double glazed window which offers wonderful views across the enclosed gardens. Further attributes include a radiator and a gas cooker point.

Utility Room 9'1" x 7'9" (2.79m x 2.38m)
Adjoining the kitchen, this well appointed area is often merged into the kitchen space to form a larger than average dining kitchen, ideal for families. Furthermore, the utility room provides access into the rear gardens by means of a double glazed exterior door accompanied with a double glazed window, two useful storage cupboards and a wall mounted gas boiler.

Landing
This welcoming landing features a staircase to the dining room, loft access and a spindle balustrade.

Master Bedroom 12'4" x 9'2" to robes (3.76m x 2.80m to robes)
Located at the rear of the home the master bedroom includes a double glazed window, a radiator and double fitted wardrobes.

Second Bedroom 11'2" x 7'1" (3.42m x 2.18m)
Situated at the front of the property, the second double bedroom incorporates double glazed windows and a radiator.

Third Bedroom 8'11" x 7'5" (2.73m x 2.28m)
Set at the front of the property, adjoining the second bedroom, this lovely bedroom features double glazed windows and a radiator.

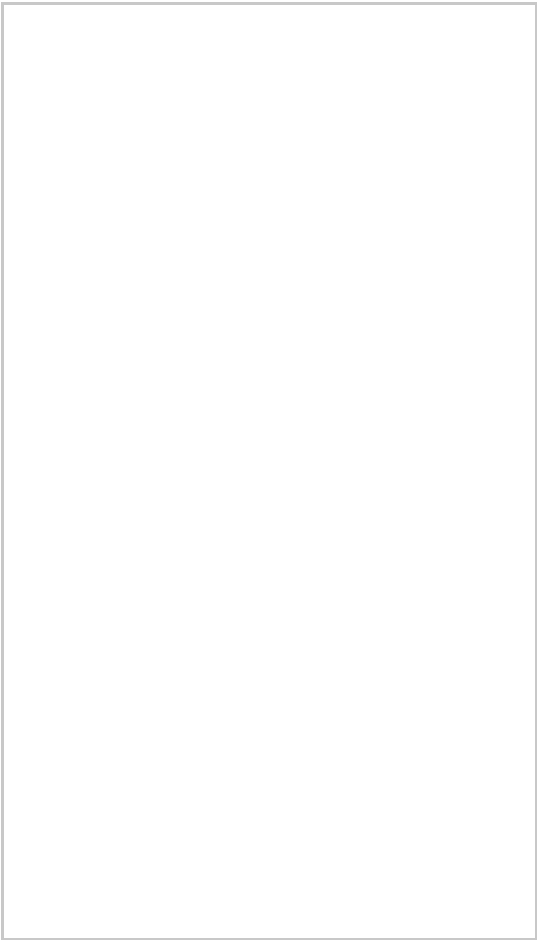
Shower Room / Separate W/c
The shower room features a wet room style shower enclosure with an elevated electric shower, a hand wash basin recessed into a vanity cabinet, a chrome finished towel radiator and a double glazed frosted window. Adjoining the shower room, the separate W/c incorporates a low level W/c and a frosted double glazed window to the rear.

Outdoor Space
The outdoor space of the home is such an attribute with a sizeable enclosed garden comprising of lawns and patio's ideal for family gatherings and outdoor enjoyment during the warm summer months.

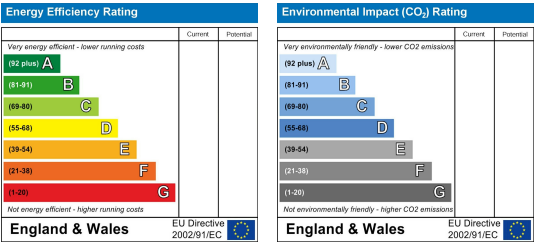
Area Map



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.