

HUNTERS[®]

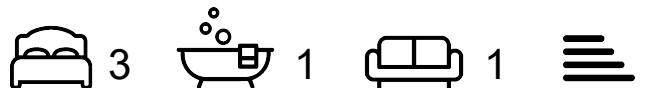
HERE TO GET *you* THERE



Weston View

Peterlee, SR8 2AQ

Offers Over £59,950



IDEAL INVESTMENT OR FIRST HOME ... This three bedroom terrace house presents an excellent opportunity for both investors looking for high yield potential and those seeking a family home. While the property does require some updating, this presents a fantastic opportunity for buyers to personalise the space to their taste and style. The location is conveniently situated near local amenities, ensuring that shops, schools, and recreational facilities are within reach, enhancing the overall appeal of the area. One of the standout features of this home is its south-facing garden, which overlooks the nearby college and presents a blank canvas for those with a vision, making it an ideal spot for gardening enthusiasts or families looking to create a play area for children. EPC: On Order, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"



Entrance Hallway

The entrance features a staircase to the first floor, an external double glazed door and a radiator.

Lounge 11'9" x 11'6" (3.60m x 3.53m)

Situated at the front of the home, the principle reception room includes double glazed windows overlooking the cul-de-sac, a radiator accompanied with a fireplace and open plan aspect to the dining room.

Dining Room 12'7" x 8'1" (3.85m x 2.48m)

Nestled towards the rear of the property this delightful additional reception room features a double glazed window which overlooks the south facing rear gardens and a radiator.

Kitchen 8'8" x 8'8" (2.65m x 2.65)

The kitchen offers an array of both wall and floor cabinets accompanied with a useful larder cupboard, a radiator, stainless steel sink and drainer unit, plumbing for an automatic washing machine and an electric cooker point. Additional attributes include a double glazed window and an exterior double glazed door which offers access into the delightful rear gardens.

Landing

Located at the top of the twisting staircase from the entrance hallway the landing offers loft access and doors to the three bedrooms and family bathroom.

Master Bedroom 11'9" x 11'8" (3.59m x 3.57m)

Positioned at the front of the property, the master bedroom incorporates a double glazed window, a radiator and a convenient cupboard which conceals the gas combination boiler.

Second Bedroom 12'8" x 8'2" (3.88m x 2.51m)

Set at the rear of the home, this equally appealing double bedroom includes a radiator and double glazed windows offering views across the south facing gardens towards the local college sports grounds.

Third Bedroom 8'9" x 7'10" into recess (2.69m x 2.41m into recess)

Positioned adjacent to the master bedroom at the front of the property, this lovely bedroom features a double glazed window and a radiator.

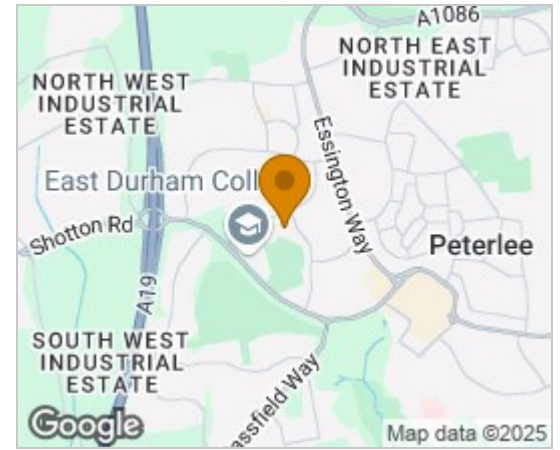
Family Bathroom 8'11" x 8'4" into recess (2.72m x 2.55m into recess)

Incorporating a sage green coloured suite, the sizable bathroom comprises of a panel bath, low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window positioned to the rear of the home and a radiator.

Outdoor Space

Situated within this desirable cul-de-sac, ideal for families, the property boasts a larger than average south facing garden comprising of lawns divided with a pathway and a sizeable paved patio area ideal for families, keen gardeners and recreational facilities during the warm summer months.

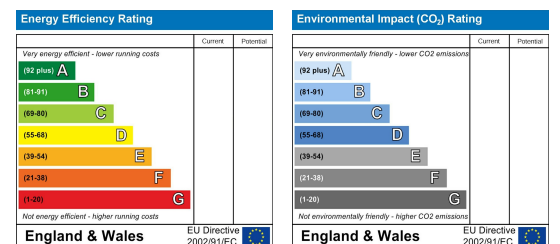
Area Map



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.