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Polden Close

Peterlee, SR8 2LQ

Asking Price £99,950



AN IDEAL INVESTMENT PROPERTY - CURRENTLY MANAGED BY HUNTERS ... This wonderful three bedroom family home offers an exceptional investment buy to let opportunity with a tenant in residence wishing to remain following the sale. The property is accompanied with both gas and electrical certificate accreditation essential for lettings. The accommodation briefly comprises of a larger than average lounge through dining room, kitchen, family bathroom, ground floor W/c and three well appointed bedrooms. Further benefits include a garage, combi fed gas central heating system, double glazing and a rear patio garden. Council Tax A, EPC: on order. For information regarding Hunters lettings management facilities and viewings please contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre.



ENTRANCE HALL

Situated at the rear of the property, the spacious entrance hallway features a staircase to the first floor landing area complimented with useful under stairs storage accompanied with an additional storage cupboard and a radiator. Further attributes include an external double glazed door opening into the rear gardens and doors providing accessibility into the kitchen and the ground floor w/c.

GROUND FLOOR W/C

Nestled at the rear of the home, the room includes a hand wash basin and a low level w/c and a double glazed window.

KITCHEN 10'4" x 10'10" (3.16 x 3.31)

Positioned at the rear of the home, the kitchen includes an array of both wall and floor cabinets finished in a gloss white colour with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the enclosed patio gardens and plumbing for an automatic washing machine. Notable attributes include an eye catching electric oven and hob situated beneath a stainless steel extractor canopy.

LOUNGE THROUGH DINING ROOM 10'4" x 21'10" (3.15 x 6.65)

The imposing principle reception is certainly a spectacular attribute offering unusually larger than average dimensions and two wonderful double glazed patio doors opening into the adjoining parkland with a further double glazed window overlooking the parkland offering an abundance of natural light into the room and two radiators.

FIRST FLOOR LANDING

Accessed from the main hallway, the first floor landing offers further access into the three double bedrooms and family bathroom with carpet throughout.

MASTER BEDROOM 10'1" x 10'8" (3.07 x 3.26)

A delightful double bedroom located at the front of the home featuring double glazed windows and a radiator.

SECOND BEDROOM 12'7" x 10'8" (3.84 x 3.25)

With views to the front of the home, the second bedroom offers a radiator, double glazed windows and an internal door to the first floor landing.

THIRD BEDROOM 7'3" x 9'4" (2.2 x 2.84)

The rear facing bedroom features a radiator and a double glazed windows looking over the rear garden.

FAMILY BATHROOM 7'5" x 5'9" (2.26 x 1.75)

Located to the rear of the property, the family bathroom offers a beautiful bath, low level w/c, pedestal hand wash basin and a radiator.

GARDEN

The fully enclosed patio garden offers a private area with a rear gate and a further rear access door into the off street parking and garage.

GARAGE

Positioned adjacent to the property, the well appointed garage offers a popular secure storage space.

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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>

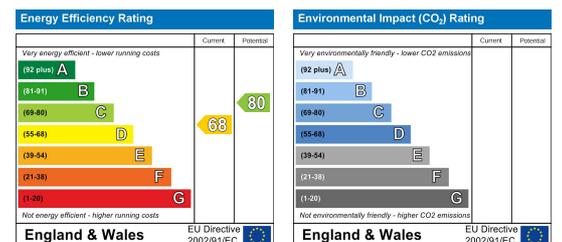
Area Map



Floor Plans



Energy Efficiency Graph



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