

HUNTERS®

HERE TO GET *you* THERE



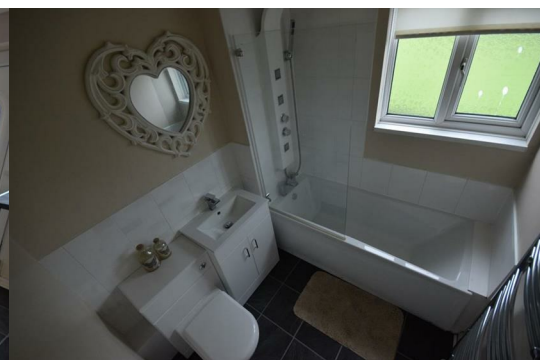
Trevelyan Place

Peterlee, SR8 2NL

£89,950



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 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

Well presented this welcoming entrance includes a feature twisting staircase to the first floor, an external double glazed door, a radiator and accessibility offered into the lounge through dining room and ground floor W/c.

GROUND FLOOR W/C

This useful facility provides a low level W/c, a pedestal hand wash basin and a double glazed window to the front of the residence.

LOUNGE / DINING ROOM 11'11" x 21'8" (3.63 x 6.6)

Situated at the rear of the residence, this awe inspiring room offers lovely scenic views across the adjoining parkland through a double glazed window and even includes double glazed patio doors which open onto a rear south facing timber deck patio, ideal for all the family to enjoy the warm summer months. Furthermore, the room includes a radiator and two internal doors opening into the hallway and kitchen respectfully.

KITCHEN 9'4" x 11'5" (2.84 x 3.48)

Located at the front of the property, the kitchen offers an array of wall and floor cabinets finished in a beech colour with contrasting granite effect laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments. Additional attributes include a gas cooker with an overhead extractor canopy, a double glazed external door accompanied with double glazed windows and a radiator.

LANDING

Incorporating a useful storage cupboard and accessibility into the family bathroom and three bedrooms.

FAMILY BATHROOM 5'8" x 6'10" (1.73 x 2.08)

The delightful contemporary bathroom provides a white suite comprising of a multi jet shower positioned over the panel bath, a low level W/c and a hand wash basin inset into a vanity cabinet. Accompaniments include a frosted double glazed window to the front of the home and an elevated chrome finished ladder style towel radiator.

MASTER BEDROOM 11'0" x 11'11" (3.35 x 3.62)

Offering lovely elevated views across the adjoining parkland, the master bedroom includes a double glazed window, fitted wardrobes and a radiator.

SECOND BEDROOM 8'4" x 11'11" (2.55 x 3.63)

An equally well appointed double bedroom which includes a double glazed window offering wonderful views and a radiator.

THIRD BEDROOM 6'7" x 9'4" (2.01 x 2.84)

Located at the front of the home, the third bedroom incorporates a double glazed window, a radiator and a double mirrored wardrobe concealing the gas central heating boiler.

EXTERNAL

The property is situated on a stunning setting at the end of the terrace with views and accessibility directly into the expansive area of adjoining parkland. At the front there is a low maintenance fenced enclosed courtyard whilst to the rear there is a wonderful timber deck patio opening into the parkland accessed via double glazed patio doors from the lounge through dining room, ideal for al-fresco dining in the warm summer months.

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

