



Amersham Crescent

Peterlee, SR8 5JJ

Asking Price £89,950



SEMI DETACHED HOUSE - GARAGE - CORNER GARDENS ... this delightful semi-detached house presents an excellent opportunity for first-time buyers and families alike. Upon entering, you will find two spacious reception rooms, providing ample space for both relaxation and entertaining. The larger lounge and the dining room create a welcoming atmosphere, perfect for family gatherings or quiet evenings at home. The house features three well-proportioned bedrooms, ensuring comfort for all family members or guests. The corner positioning of the house enhances its appeal, offering a sense of privacy and space. For those with vehicles, the property provides parking for up to three cars, along with a garage and driveway, making it convenient for daily use. Situated within easy reach of local amenities, this home is ideally located for those seeking a balance of tranquillity and accessibility. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to start your journey as a homeowner or seeking a sound investment, this semi-detached house is a wonderful choice. " No Chain "



ENTRANCE PORCH

The welcoming entrance porch includes a double glazed exterior door accompanied with double glazed full panel windows and a door to the hallway.

HALLWAY

Incorporating a stairwell to the first floor landing area, a radiator and a useful understairs storage cupboard. Doors offer accessibility into the porch, lounge and the dining room.

LOUNGE 11'9" x 21'9" (3.59 x 6.64)

Impressively proportioned, this principle reception room includes a popular dual aspect with windows to both the front and rear elevations complimented with a central focal fireplace inset with a living flame gas fire. Additional attributes include two radiators and a door to the hall.

DINING ROOM 7'10" x 12'4" (2.38 x 3.75)

Situated with an open plan aspect to the kitchen and providing two patio doors which offer accessibility into the corner rear gardens this additional reception room also features a radiator.

KITCHEN 8'7" x 8'8" (2.62 x 2.64)

Well appointed and nestled adjacent to the dining room, the kitchen includes an array of wall, floor and display cabinets finished in a light beech colour with contrasting laminated work surfaces integrating a coloured thermoplastic sink and drainer unit set beneath a window which offers delightful views across the enclosed rear gardens. Accompaniments include an electrical cooker point, and plumbing for an automatic washing machine.

LANDING

The twisting staircase to the first floor landing area offers a window to the front of the home and a convenient loft access situated on the main landing area.

FAMILY BATHROOM

A delightful white bathroom suite which includes a panelled bath, low level W/c and a pedestal hand wash basin. Accompaniments include two windows to the side of the property, a radiator and feature partial wall tiling.

MASTER BEDROOM 10'7" x 11'11" (3.23 x 3.64)

Located to the rear of the home, the master bedroom includes a selection of fitted wardrobes, a radiator and windows providing elevated views over the gardens.

SECOND BEDROOM 9'9" x 11'10" (2.98 x 3.61)

The second double bedroom features a window which overlooks the front corner gardens and a radiator.

THIRD BEDROOM 8'3" x 8'8" (2.51 x 2.65)

Nestled adjacent to the master bedroom at the rear of the property this charming bedroom includes a window offering elevated views over the gardens and a radiator.

EXTERNAL

This wonderful family home is unusually positioned on a larger than average corner plot which provides splendid gardens to the front and side elevations, not to mention an enclosed rear garden with a useful walled patio accessed via the patio doors from the dining room, ideal for alfresco dining in the warm summer months.

DETACHED GARAGE

The larger than average garage is certainly an asset to the home featuring a roller door opening onto the driveway and an additional door to the rear gardens.

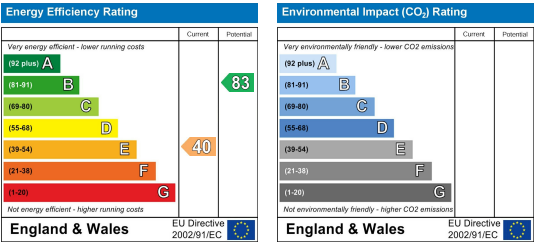
Area Map



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.