



Snowdon Place

Peterlee, SR8 2LF

Asking Price £85,000



DETACHED HOUSE - LARGER GARDENS - NO CHAIN ... This delightful detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. The property boasts a ground floor W/c, two well-appointed reception rooms and a kitchen perfect for entertaining guests or enjoying family time. The three bedrooms provide ample accommodation ensuring that everyone has their own personal space. Set within larger gardens, this home offers a lovely outdoor area for children to play or for gardening enthusiasts to cultivate their green fingers. While the property is in need of some improvements, it presents an excellent chance for new owners to personalise and put their own unique stamp on it, transforming it into their dream home. Conveniently located, the house is within easy reach of local amenities, including the highly regarded Shotton Hall Academy, making it an ideal choice for families with school-aged children. " No Chain "



Entrance Hallway

The inviting entrance features an external double glazed door accompanied with a useful ground floor W/c facility, twisting stairwell to the first floor and a convenient storage cupboard.

Ground Floor W/c

Incorporating a low level W/c, a hand wash basin and a double glazed window.

Lounge 11'5" x 10'9" (3.48m x 3.28m)

Positioned with lovely views across the adjoining parkland, this wonderful lounge incorporates a double glazed window, a radiator and an open plan aspect to the dining room.

Dining Room 10'8" x 9'11" (3.26m x 3.04m)

Situated on an open plan aspect to the lounge, this appealing reception room features a pair of double glazed doors which open directly into the adjoining parkland and a radiator.

Kitchen 11'0" x 9'6" (3.37m x 2.90m)

The kitchen provides a wealth of both wall and floor cabinets finished in oak colour tones and contrasting work surfaces which integrate a stainless steel sink and drainer unit. Further accompaniments include a gas cooker and an automatic washing machine, a wall mounted gas boiler, radiator and double glazed windows offering pleasant views across the larger than average enclosed gardens.

Landing

Situated at the top of the twisting staircase from the main hallway, the landing features a double glazed window, a useful storage cupboard and provides access into the three bedrooms and the family bathroom.

Master Bedroom 11'6" x 10'8" (3.51m x 3.27m)

A wonderful room providing elevated views across the parkland through double glazed windows, the master bedroom also features a radiator.

Second Bedroom 3.51m x 3.26m

Located adjacent to the master bedroom this equally appealing second double bedroom incorporates a double glazed window and a radiator.

Third Bedroom 9'7" x 9'4" into robes (2.94m x 2.85m into robes)

The third bedroom features a double fitted wardrobe, a radiator and double glazed windows which overlook the enclosed gardens.

Bathroom 6'7" x 5'11" (2.03m x 1.81m)

The family bathroom incorporates a light shell suite comprising of a panel bath with an overhead shower, a low level W/c and a pedestal hand wash basin. Further attributes include an extractor fan, a radiator and a double glazed window.

Outdoor Space

The property lies on an enviable larger than average plot with an accompanying side garden, ideal for future extensions to the current residence, subject to necessary regulatory approval. The gardens have been laid mostly with lawns and a central pathway to the front door. The position of the property is ideal for families, with an expanse of parkland accessed directly from the dining room and a wonderful west facing enclosed garden situated on the opposing side of the residence.

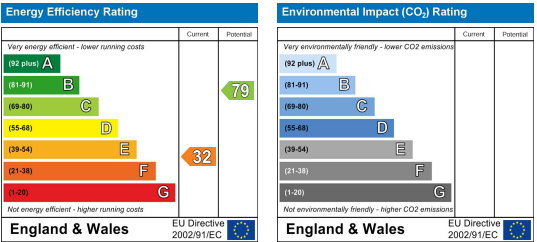
Area Map



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.