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Rydal Crescent

Peterlee, SR8 5LP

Asking Price £70,000



AN IDEAL FIRST HOME OR INVESTMENT ... Nestled in a sought-after residential area this charming two-bedroom detached house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a wonderful lounge, a well-appointed kitchen, two double bedrooms and a family bathroom. The south-facing gardens provide a delightful outdoor space. This property is chain-free and is being sold as seen, allowing for a smooth and straightforward purchase process. With its affordable price point and potential for rental income, this property makes a fantastic buy-to-let investment. EPC: D, Council Tax Band A. "All services/appliances have not and will not be tested" "Chain Free - Sold as Seen"



Entrance Hall

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

Lounge 16'3" x 13'1" into recess (4.96m x 4.00m into recess)
Positioned to the front of the home this wonderful reception room includes a central fireplace complimented with feature beamed ceilings and double glazed windows which overlook the central area of parkland. Additional attributes include a radiator and a convenient cupboard which conceals the gas central heating boiler.

Kitchen 12'10" x 8'5" (3.92m x 2.58m)

Nestled towards the rear of the property the kitchen provides a wealth of floor cabinets finished in oak colour tones with contrasting laminated work surfaces which integrate a thermoplastic sink and drainer unit complete with mixer tap fitments positioned beneath a double glazed window overlooking the rear south facing gardens. Accompaniments include an electric oven and hob, plumbing for an automatic washing machine a radiator and an external double glazed door granting access to the rear gardens.

Landing

The landing incorporates a useful linen cupboard and loft access.

Master Bedroom 16'4" x 9'10" (4.99m x 3.00m)

Located at the front of the property, the master bedroom features double glazed windows which offer elevated views across the central area of adjoining parkland, laminated flooring and a radiator.

Second Bedroom 16'4" x 8'5" (4.99m x 2.58m)

Situated at the rear of the home the second double bedroom features a double glazed window which overlooks the rear south facing gardens and a radiator.

Bathroom 7'4" x 7'2" (2.25m x 2.20m)

The delightful family bathroom incorporates a white suite comprising of a panel bath complete with shower mixer tap fitments, low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window and a radiator.

Outdoor Space

There are lovely lawned gardens which open onto the adjoining area of parkland towards the front of the property and gate offers access into the rear gardens. The predominantly south facing rear gardens comprise mostly of lawns ideal for families and a brick built storage outbuilding accompanied with an additional storage cupboard.

Notes:

"All services/appliances have not and will not be tested"

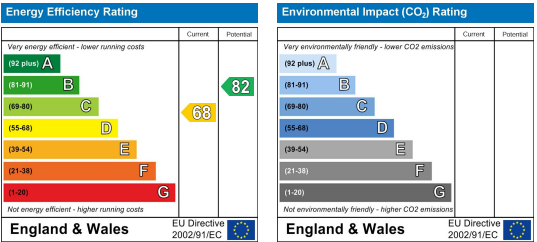
Area Map



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.