

# HUNTERS®

HERE TO GET *you* THERE



## Nottingham Place

Peterlee, SR8 2DL

Asking Price £65,000



Nestled in the charming area of Nottingham Place, Peterlee, this end terrace house presents a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,173 square feet, the property boasts three spacious double bedrooms, making it ideal for families or those seeking extra room for guests or a home office. Upon entering, you will find two inviting reception rooms, including a comfortable lounge and an entrance hall / dining room perfect for entertaining friends and family. The dining kitchen offers ample space for culinary adventures and family meals, although it is in need of some updating to truly reflect your personal style. The outside space includes private rear gardens, offering a tranquil space for relaxation or outdoor activities, making it a delightful retreat from the hustle and bustle of daily life. This home is offered with no onward chain, allowing for a smooth and efficient purchase process. With its potential for modernisation and personalisation, this end terrace house is a fantastic opportunity for your first home or buyers looking to invest in a property which should realise a rent return of £650Pcm.





**Hall / Dining Room 15'1" x 9'10" (4.61m x 3.01m)**  
 Situated at the front of the property, the versatile larger than average entrance hall features two double glazed exterior doors accompanied with two double glazed windows, a staircase to the first floor, a radiator and tiled flooring.

**Lounge 14'11" x 10'4" (4.56m x 3.15m)**  
 Adjoining the entrance, the principle reception room includes a central fireplace, double glazed windows to the front aspect, a radiator and laminate flooring which flows into the study area.

**Study Area 9'5" x 7'3" (2.89m x 2.22)**  
 Nestled towards the rear of the home, the room provides an open aspect and a continuation of the laminated flooring from the lounge and sliding doors to the rear gardens.

**Dining Kitchen 15'1" x 15'0" (4.61m x 4.58m)**  
 Significantly larger than the average, this wonderful dining kitchen area provides a wealth of both wall and floor cabinets with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear gardens. Further attributes include a radiator, convenient tiled flooring and an integral electric oven and hob.

**Landing**  
 The landing area features a storage cupboard which conceals the gas combination boiler.

**Master Bedroom 15'3" x 10'11" (4.67m x 3.33m)**  
 Positioned with a popular dual aspect, the master bedroom provides views across the front grounds and pedestrian walkway at the front together with elevated views across the rear gardens through double glazed windows. Furthermore the room provides laminated flooring and a radiator.

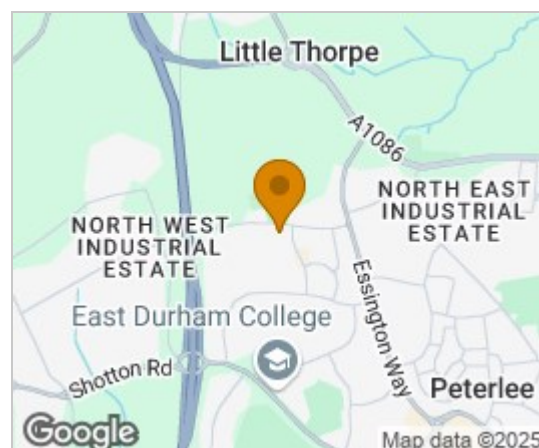
**Second Bedroom 12'2" x 9'10" (3.73m x 3.00m)**  
 Located at the front of the home, the second bedroom includes double glazed windows overlooking the front grounds, a radiator, laminate flooring and a useful storage cupboard.

**Third Bedroom 11'7" x 8'7" (3.54m x 2.64m)**  
 Situated at the rear, the third double bedroom incorporates a double glazed window overlooking the rear gardens, a radiator and laminate flooring.

**Family Bathroom 9'4" x 4'10" (2.87m x 1.48m)**  
 The bathroom features a white suite comprising of a panel bath with an overhead electric shower, a low level W/c and a pedestal hand wash basin. Accompaniments include tiled flooring and a double glazed window to the side of the home.

**Outdoor Space**  
 The property is situated on a lovely position with lawned gardens at the front and a larger than average paved patio preceding the delightful private gardens.

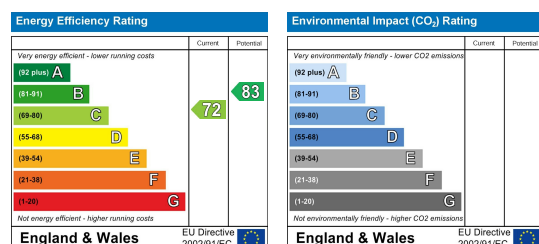
## Area Map



## 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.