



Adrian Place

Peterlee, SR8 5SR

Asking Price £60,000



"PUBLIC NOTICE"

We advise that an offer has been made for the above property in the sum of £65000

Any persons wishing to raise objection can do so within 21 days of receiving the offer.

Any persons wishing to increase on this offer should notify Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP, of their best offer prior to exchange of contracts.

AN IDEAL INVESTMENT OR FIRST HOME ... Situated in the ever-popular Adrian Place, Peterlee, this spacious three-bedroom home offers excellent potential for investment landlords and families looking to add their own stamp. The property benefits from generous living accommodation including a through lounge and dining room, fitted kitchen, ground floor W/C, three well-proportioned bedrooms and a family bathroom. Externally, the home enjoys low-maintenance gardens, together with a single garage accessed from the rear gardens. We have been advised that the property is currently let for £495pcm with a tenant in residence but vacant possession can be obtained should the need arise. A key feature of this location is its proximity to the beautiful Castle Eden Dene National Nature Reserve, providing miles of scenic woodland walks, wildlife and outdoor space right on the doorstep — perfect for families and those who enjoy an active lifestyle. Local schools, shops and transport links are also within easy reach, making this an ideal choice for convenient and well-connected living.



Entrance Hallway

Upon entering the property, you are greeted by a bright and welcoming hallway that sets the tone for the home. The space features a decorative textured finish to the walls, a large front-facing window allowing for natural light, and a staircase leading to the first floor. There is ample room for furnishings such as a console table or storage, making it both practical and inviting.

Ground Floor W/C

Kitchen 11'3" x 10'4" (3.43m x 3.17m)

The kitchen is fitted with a range of traditional wooden wall and base units, offering ample storage and worktop space. A built-in oven with hob and extractor is neatly integrated, while there is space provided for additional appliances. Natural light flows in through the rear-facing windows, and a door opens out to the garden, making this a bright and practical space for everyday cooking and dining.

Dining Area 9'11" x 9'6" (3.03m x 2.90m)

Situated to the rear of the property, the dining room provides an excellent space for family meals and entertaining. With direct access to the garden through patio doors, the room benefits from natural light and offers a pleasant outlook, while still comfortably accommodating a dining table and storage units.

Lounge 11'6" x 10'0" (3.52m x 3.06m)

Positioned at the front of the home, the lounge is a bright and inviting space centred around a feature fireplace. A large front-facing window allows light to flood the room, while the open-plan connection to the dining area ensures a sociable flow, ideal for both relaxing evenings and hosting guests.

Landing

The landing provides access to the bedrooms and family bathroom, with additional storage options available. A spacious and practical area, it also benefits from natural light, enhancing the sense of space on the first floor.

Master Bedroom 11'8" x 10'0" (3.56m x 3.05m)

A well-proportioned double bedroom positioned to the front of the property, complete with a large window that allows plenty of natural light to flow through. The room offers ample space for furnishings, making it a comfortable and versatile retreat.

Second Bedroom 10'1" x 9'6" (3.09m x 2.92m)

A comfortable double bedroom located to the rear of the property, featuring a large window that provides an abundance of natural light. The room offers good proportions, making it suitable for use as a main bedroom, guest room, or home office.

Third Bedroom 10'1" x 6'4" into recess (3.09m x 1.95m into recess)

A versatile single bedroom, currently utilised as a storage and study space, but equally well-suited as a child's room, nursery, or home office. The room enjoys plenty of natural light from the rear aspect window and provides a flexible layout to suit a range of needs.

Bathroom 12'2" x 6'10" (3.73m x 2.10m)

The property benefits from a spacious family bathroom, fitted with a three-piece suite comprising a panelled bath with overhead shower, pedestal wash hand basin, and low-level W/C. A large frosted window provides both natural light and privacy, while the room offers ample space for storage and everyday use.

Garage

The property further benefits from a single garage and although the garage is separate from the main building, it can be access via the garden

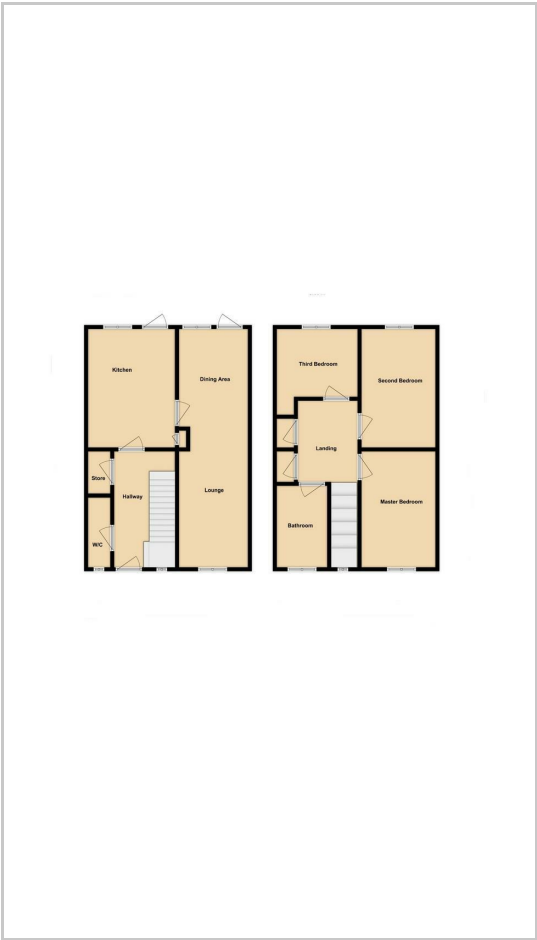
Outdoor Space

To the rear of the property is a low-maintenance garden, mainly paved with planted borders and space for potted plants, making it ideal for those seeking ease of upkeep. The garden also provides access to a brick-built outbuilding, offering additional storage. To the front, the property enjoys a pleasant outlook with mature trees and open aspects across the surrounding neighbourhood.

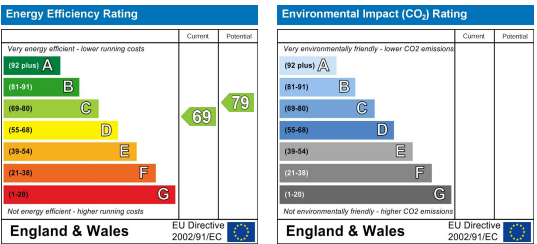
Area Map



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.