

# HUNTERS<sup>®</sup>

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## St. Leonards Close

Peterlee, SR8 2NW

Asking Price £60,000



"PUBLIC NOTICE" We advise that an offer has been made for the above property in the sum of £60000.

Any persons wishing to raise objection can do so within 14 days of receiving the offer. Any persons wishing to increase on this offer should notify Hunters Estate Agents of their best offer prior to exchange of contracts.

This well-proportioned three-bedroom mid-terrace home, located in St. Leonards Close, Peterlee, offers spacious accommodation across two floors, making it an excellent choice for first-time buyers, families, or investors. The ground floor features a welcoming entrance hallway, comfortable lounge, separate dining room, fitted kitchen, and a convenient downstairs W/C. To the first floor are three bedrooms and a modern shower room, all accessed from a light and airy landing. Externally, the property enjoys a low-maintenance rear garden with rear access, as well as an enclosed frontage overlooking pleasant green space. Ideally positioned within easy reach of local schools, shops, transport links, and open countryside, this property provides both practicality and potential in equal measure.



Entrance Hallway

A welcoming entrance hallway with useful under-stair storage and access to the ground floor W/C. Finished with neutral décor and wood effect flooring, the space sets the tone for this versatile home.

Ground Floor W/C

Conveniently located off the entrance hallway, the property benefits from a ground floor W/C comprising a low-level toilet and wash hand basin. A practical addition for family living and visiting guests.

Lounge 13'5" x 11'10" (4.09m x 3.62m)

Situated to the front of the property, the lounge provides a comfortable living space with a large window allowing plenty of natural light to flood in. Offering a blank canvas, this room is ready for a buyer's personal touch.

Dining Room 10'11" x 8'0" (3.33m x 2.45m)

Positioned just off the lounge, the separate dining room is well-proportioned and ideal for family mealtimes or entertaining. With direct access to the kitchen, it provides excellent flow throughout the ground floor.

Kitchen 11'3" x 9'4" (3.45m x 2.87m)

A bright and spacious kitchen fitted with a range of wall and base units with contrasting worktops and tiled splashbacks. Benefitting from ample storage and workspace, the kitchen also enjoys dual aspect windows and a door leading out to the rear garden, making it both practical and functional.

Landing

A light and airy landing providing access to all first-floor rooms, with a side window enhancing natural light.

Master Bedroom 11'11" x 11'1" (3.64m x 3.38m)

A generously sized double bedroom positioned to the front of the property, complete with built-in wardrobes and storage. A bright space offering ample room for additional furnishings.

Second Bedroom 11'10" x 8'4" (3.63m x 2.55m)

Another well-proportioned double room overlooking the rear aspect, with space for wardrobes and bedroom furniture.

Third Bedroom 9'4" x 9'3" (2.86m x 2.84m)

A good-sized single bedroom, ideal for a child's room, guest bedroom, or home office, with a window to the front elevation.

Shower Room W/C 6'9" x 5'4" (2.07m x 1.63m)

Fitted with a modern white suite comprising a walk-in shower enclosure, low-level W/C, and wash hand basin. Finished with tiled walls and flooring, and a rear-facing window providing ventilation and natural light.

Outdoor Space

The rear of the property features a low-maintenance garden with paved and planted areas, providing both practicality and a touch of greenery. The property also benefits from rear access and is situated in a residential setting with parking available nearby.

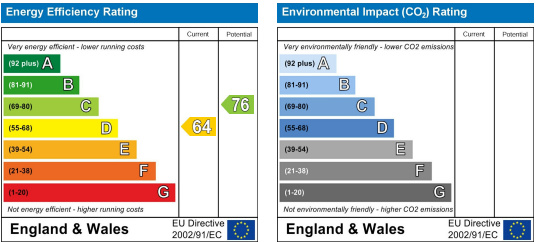
Area Map



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.