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Fairbairn Road

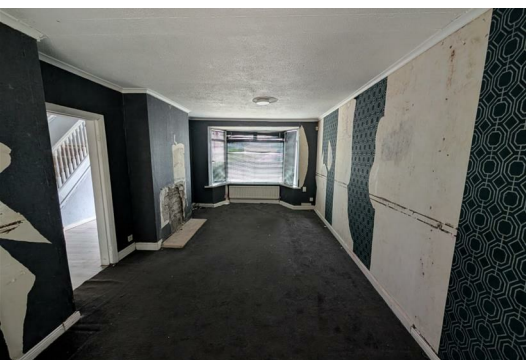
Peterlee, SR8 5EN

Asking Price £59,950



Public Notice: Hunters Estate Agents are now in receipt of an offer for the sum of £59950 for 39 Fairbairn Road, Peterlee, County Durham, SR8 5EN. Anyone wishing to place an offer on the property should contact Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP. Telephone: 0915863836 before exchange of contracts.

Located on Fairbairn Road in Peterlee, this spacious three-bedroom semi detached house offers an excellent opportunity for refurbishment and personalisation. Benefitting from a westerly facing rear garden, lounge through dining room, kitchen, utility space, a ground floor W/c, first-floor bathroom and separate W/C, the property provides superb potential to create a comfortable family residence or a profitable investment. Ideally positioned close to local schools, shops, and transport links including the A19 for easy commuting, this property represents fantastic value for buyers looking to add their own stamp in a well-connected residential area. "All services/appliances have not and will not be tested. Available with no onward chain." EPC: C.



Entrance Hallway

A welcoming entrance space featuring a central staircase to the first floor, access into the ground floor W/c and access to the kitchen, lounge and utility areas.

Ground Floor W/c

Situated adjoining the stairwell from the entrance hallway the ground floor W/c incorporates a low level W/c

Lounge Through Dining Room 25'3" x 10'0" (7.70m x 3.07m)

A generous full-length reception room with a large bay window to the front aspect and further double glazed doors opening into the westerly facing rear gardens. The room offers ample space for both lounge and dining furnishings, with great potential to create a stylish family living area after renovation.

Kitchen 9'8" x 9'2" (2.97m x 2.80m)

Positioned to the rear of the property and fitted with a range of wall and base units, contrasting work surfaces, stainless steel sink and drainer, built-in oven and hob, and space for additional appliances. A rear window provides views of the garden and allows plenty of natural light.

Store / Utility Room 11'6" x 6'2" / 7'9" x 6'3" (3.53m x 1.90m / 2.38m x 1.92m)

An extremely useful secondary space located off the kitchen, offering plumbing for a washing machine, further appliance space and direct access to the rear garden.

Landing

Providing access to all first floor rooms, a double glazed window and the loft space.

Master Bedroom 11'9" x 11'4" (3.59m x 3.47m)

A spacious double room situated to the front elevation, enjoying views across the green. This bedroom offers plenty of scope for fitted furniture or personal design choices.

Second Bedroom

Another good-sized double room positioned to the rear, overlooking the garden. Ideal as a main or guest bedroom.

Third Bedroom 9'9" x 7'1" (2.98m x 2.17)

A single bedroom to the rear aspect which could alternatively serve as a study, nursery, or dressing room.

Bathroom 6'8" x 5'7" into recess (2.05m x 1.72m into recess)

Fitted with a panel bath, overhead shower and pedestal wash basin with tiled surrounds.

First Floor W/C 6'2" x 2'8" (1.90m x 0.83)

Conveniently positioned adjacent to the bathroom and featuring a low-level flush toilet with opaque window to the rear.

External

To the rear lies a westerly facing enclosed garden, mainly laid to lawn with patio and paved areas, offering a blank canvas for landscaping or outdoor entertaining. To the front, the property benefits from a low-maintenance garden area with gated pathway access.

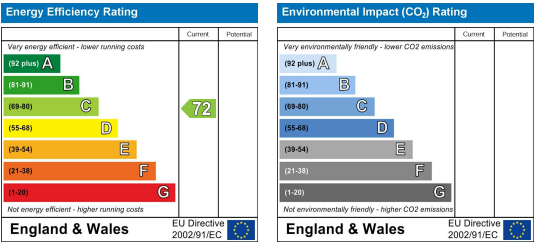
Area Map



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.