



## Shakespeare Avenue

Blackhall, County Durham, TS27 4NP

£550 Per Calendar Month



OUTSTANDING TWO BEDROOM HOME WITH OFF STREET PARKING ... Available to move into straight away, this exceptional two bedroom refurbished home in a popular area of Blackhall features an entrance hallway, lovely lounge, a contemporary kitchen with an adjoining ground floor W/c, first floor bathroom W/c and wonderful gardens incorporating off street parking for a van or car. The property comes with double glazing and gas central heating via a combi boiler. Contact your local Hunters office situated in the Castle Dene Shopping Centre in Peterlee for further details and viewings EPD: D. "Available to move into Now"





### ENTRANCE HALLWAY

A welcoming entrance which includes an exterior double glazed door, stairs to the first floor and a further internal door opening into the lounge.

### LOUNGE 12'4" x 12'7" (3.76 x 3.84)

A splendid principle reception room which offers lovely views across the enclosed gardens towards the driveway through double glazed windows, complimented with a feature fireplace and eye catching overmantle, laminated flooring and a radiator. Accompaniments include an open plan aspect to the delightful kitchen.

### KITCHEN 8'7" x 17'3" (2.61 x 5.26)

Situated at the front of the home, the kitchen features a wealth of wall and floor cabinets finished in a maple colour complete with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit, mixer tap fitments and double glazed window overlooking the enclosed courtyard. Additional attributes include an external door opening into the courtyard, plumbing for an aut...

### GROUND FLOOR W/C

Located off the kitchen, this useful room offers a double glazed window to the front of the home, a low level W/c, pedestal hand wash basin and a radiator.

### FIRST FLOOR LANDING

Situated at the top of the stairwell from the entrance hallway, the landing offers accessibility into the loft and three internal doors opening into both double bedrooms and the family bathroom respectfully.

### MASTER BEDROOM 11'11" x 13'11" (3.64 x 4.23)

Set to the rear of the property, the lovely master bedroom features double glazed windows offering elevated views across the gardens and off street parking facility, a radiator and a cupboard which conveniently conceals the gas central heating boiler.

### SECOND BEDROOM 8'9" x 10'5" (2.67 x 3.18)

A wonderful second double bedroom situated at the front of the home incorporating an eye catching fire recess, a radiator and double glazed windows.

### FAMILY BATHROOM 6'0" x 6'8" (1.83 x 2.03)

The wonderful family bathroom features a white suite comprising of an elevated shower positioned over the panel bath accompanied with a glazed shower screen, a low level Wc and pedestal hand wash basin. Further attributes include a double glazed window to the front elevation and a radiator.

### FRONT EXTERNAL

At the front of the property lies an enclosed courtyard offering accessibility into the kitchen and also incorporating a wrought iron gate to the access lane.

### PARKING & GARDENS

To the rear of the home there is a wonderful enclosed garden, ideal for families with a pathway leading to a sizeable off street driveway suitable for a work van or family vehicle.

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.

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### Area Map



### Floor Plans



### Energy Efficiency Graph

