HUNTERS®

HERE TO GET *you* THERE



Derwent Road

Peterlee, SR8 5PZ

Asking Price £70,000

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Public Notice Address: 8 Derwent Road, Peterlee, County Durham, SR8 5PZ.
We are acting in the sale of the above property and have received an offer of £67000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date of Notice: 11/11/26.

A WONDERFUL THREE BEDROOM FAMILY HOME - CLOSE TO AMENITIES ... Hunters are pleased to present to the market this lovely three bedroom terraced property ideal for families or buy-to-let investment clients with an achievable £775 pcm rent return, situated within reach of the town centre facilities, shops and local schools. The property briefly comprises of an entrance hall, larger than average lounge through dining room, a kitchen, three well appointed bedrooms, a family bathroom and a delightful rear garden. For further information regarding viewings and Hunters comprehensive lettings management facilities, please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. EPC: C. CHAINFREE, “SOLD AS SEEN” “All services/appliances have not and will not be tested”.







Hallway
Providing a larger than average entrance, the hallway features a staircase to the first floor and both double glazed windows and an exterior double glazed door.

Lounge / Dining Room 19'9" x 12'8" (6.02m x 3.88m)
The impressively proportioned principle reception room includes a popular dual aspect with double glazed windows overlooking the front grounds and double glazed windows providing views across the wonderful rear gardens.

Kitchen 8'8" x 8'1" (2.65m x 2.48m)
The kitchen offers an array of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces which integrate a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fitments set below a double glazed window overlooking the rear gardens. Further accompaniments include an electric oven and hob positioned beneath an elevated extractor canopy, a convenient tiled floor, plumbing for an automatic washing machine and an exterior double glazed door to the gardens.

Landing
Located at the top of the stairwell from the entrance hall the landing features loft access and doors providing accessibility into the three bedrooms and the family bathroom.

Master Bedroom 12'9" x 8'6" (3.90m x 2.61m)
Positioned at he front of the home, the master bedroom includes a double glazed window and a radiator.

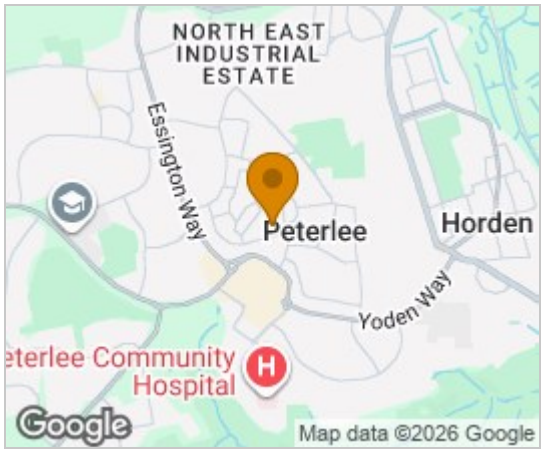
Second Bedroom 11'6" x 10'10" (3.53m x 3.31m)
Set at the rear of the property, the second double bedroom incorporates a double glazed window, a radiator and a useful storage cupboard.

Third Bedroom 8'9" x 8'1" (2.69m x 2.48m)
Nestled adjacent to the second bedroom at the rear of the home, the third well appointed bedroom features a double glazed window and a useful storage cupboard which conceals the gas combination boiler.

Bathroom 8'8" x 5'5" (2.65m x 1.67m)
The impressively presented family bathroom include s a white suite comprising of a bath with shower mixer tap fitments and an overhead electric shower complete with a glazed shower screen, a low level W/c and a pedestal hand wash basin.

Outdoor Space
At the rear of this lovely family home there is a tiered garden comprising of a sizable synthetic turfed patio recreational area leading to various patio's and planted boarders accompanied with a useful brick storage outbuilding.

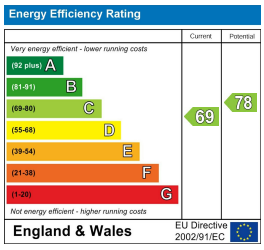
Area Map

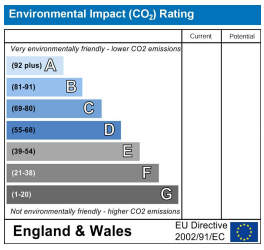


Floor Plans



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.

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