HUNTERS®

HERE TO GET *you* THERE



Newark Close

Peterlee, SR8 2AS

Asking Price £45,000

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AN IDEAL FRST HOME OR INVESTMENT ... Hunters are pleased to present to the market this wonderful two bedroom semi detached house, which although in need of improvements, would make a spectacular home or significant buy-to-let investment that would provide a rental yield well over 10%. The property is positioned within reach of all of the town centre facilities and amenities, local schools, shops and the A19 which interconnects with Durham City, Teesside and Sunderland. The accommodation briefly comprises of an entrance hallway, a well appointed lounge through dining room, a kitchen, two double bedrooms together with a bathroom on the first floor and both front and rear gardens. For further information regarding Hunters comprehensive lettings management packages and viewings please contact your local Hunters Office in Peterlee. CHAINFREE, “SOLD AS SEEN” “All services/appliances have not and will not be tested”. EPC: C.







Entrance Hall
The entrance hallway features stairs to the first floor accompanied with an exterior double glazed door, a radiator and useful understairs storage.

Lounge / Dining Room 19'7" x 11'8" (5.97m x 3.58m)
A delightful reception room which provides a popular dual aspect with a double glazed bow window to the front and a pair of double glazed doors offering access into the rear gardens. Additional attributes include a radiator and a wall mounted gas fire.

Kitchen 10'10" x 7'4" (3.32m x 2.25m)
Nested towards the rear of the home, the kitchen includes a range of wall and floor cabinets finished in beech colour tones and contrasting laminated work surfaces which integrate a thermoplastic sink and drainer unit complete with mixer tap fitments set below a double glazed window. Accompaniments include an exterior door granting access into the gardens, a radiator , plumbing for an automatic washing machine and an electrical cooker point.

Landing
Situated at the top of the stairwell from the entrance hallway, the landing incorporates a double glazed window and loft access.

Master Bedroom 14'11" x 8'5" (4.57m x 2.59m)
Located at the front of the property, the master bedroom features two double glazed windows, a radiator and convenient storage cupboards.

Second Bedroom 10'5" x 10'0" (3.18m x 3.07m)
The second double bedroom is set to the rear of the property and includes a double glazed window, a radiator and a storage cupboard.

Bathroom 7'4" x 5'7" (2.24m x 1.71m)
Located adjacent to the second bedroom at the rear of the property, the family bathroom features a white suite comprising of pane bath with an overhead electric shower, a low level W/c and a pedestal hand wash basin. Further accompaniments include a radiator and a double glazed window.

Outdoor Space
Towards the front of the property there is a lawned garden and pathway which leads to an access gate opening into the rear gardens which also comprise mostly of lawns and a patio, ideal for families in the warm summer months.

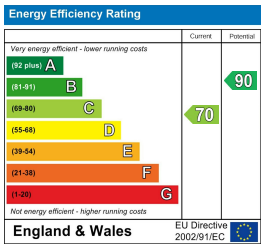
Area Map

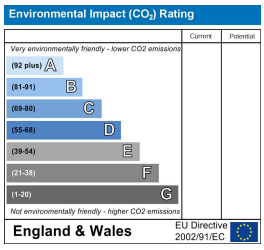


Floor Plans



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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