



Troutbeck Way

Peterlee, SR8 5NA

£575 Per Month



TWO BEDROOM HOUSE TO LET - AVAILABLE NOW ... A wonderful opportunity has become available to let this well appointed two bedroom terrace house situated within reach of the town centre amenities, local schools and the A19. The accommodation briefly comprises of two double bedrooms, a larger than average lounge, a kitchen with an adjoining dining room, family bathroom and delightful west facing rear gardens. EPC: D, Council Tax Band A. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene shopping centre.



Entrance Hallway

The welcoming entrance features an external double glazed door accompanied with a double glazed window, stairs to the first floor, a radiator and useful understairs storage cupboard.

Lounge

The impressive lounge offers a dual aspect with a double glazed bay window to the front and double glazed windows providing views across the rear west facing gardens. Additional attributes include two radiators and a feature elevated electric fire.

Kitchen

The kitchen incorporates an array of wall and floor cabinets finished in light beech colours and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit set by a window looking into the dining room. Further attributes include a door to the dining room, plumbing for an automatic washing machine, and an electric cooker point positioned beneath an elevated brushed steel extractor canopy.

Dining Room

Nestled towards the rear of the home and accessed via the kitchen, the dining room features a double glazed window and an external door leading into the west facing gardens and laminated flooring and a radiator.

Landing

Located at the top of the stairwell from the entrance hallway, the landing features doors to both double bedrooms and the family bathroom.

Master Bedroom

The sizable master bedroom includes two double glazed windows overlooking the front grounds, a radiator and a useful storage cupboard which conceals the gas boiler.

Second Bedroom

Positioned to the rear of the home, the second double bedroom features a double glazed window offering elevated views over the west facing rear gardens and a radiator.

Family Bathroom

The family bathroom comprises of a panel bath accompanied with an overhead shower, a low level W/c and a pedestal hand wash basin. Additional attributes include a double glazed window, partial splash tiling and a radiator.

Outdoor Space

The home provides a wonderful enclosed west facing rear garden laid mostly of lawns intersected with a paved pathway leading to a raised patio area housing a garden shed, ideal for outdoor enjoyment in the warm summer months.

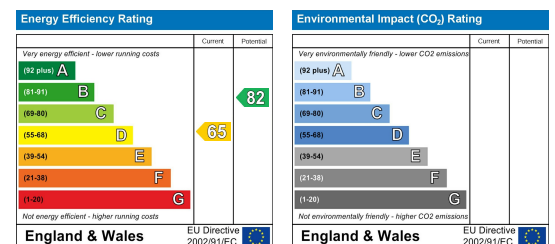
Area Map



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.