



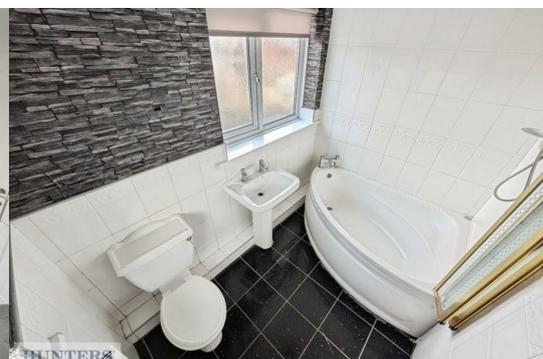
## Charters Crescent

South Hetton, Durham, DH6 2TP

Offers In The Region Of £85,000



IDEAL FIRST HOME OR LETTINGS INVESTMENT ... Hunters are delighted to present to the market this lovely three bedroom semi detached house situated within a popular cul-de-sac, convenient for access onto the A19 which interlinks with all major centres including Sunderland, Teesside and the historic City of Durham. The property would realise a lettings potential of £675 pcm and would also make a wonderful forever home. The accommodation briefly comprises of an entrance hallway, two reception rooms, a delightful kitchen which offers access into the rear lobby, three welcoming bedrooms and a family bathroom. Externally, the residence provides off street parking facilities and a manageable rear enclosed garden. For further information regarding Hunters comprehensive lettings management facilities and viewings, please contact your local Hunters office situated in the nearby Peterlee, Castle Dene Shopping Centre.



### Entrance Hallway

The welcoming entrance hallway features a double glazed exterior door accompanied with a double glazed window, stairs to the first floor, a radiator and a convenient understairs storage cupboard.

### Lounge 15'7" x 12'6" (4.76m x 3.83m)

The impressive principle reception room is further enhanced with a lovely bay window offering views over the front grounds complimented with attractive laminated flooring, a radiator and a central fireplace inset with a living flame effect gas fire.

### Dining Room 9'9" x 8'10" (2.98m x 2.71m)

Nestled towards the rear of the home the dining room provides a continuation of the laminated flooring from the lounge, a radiator and a double glazed window offering views across the rear gardens.

### Kitchen 10'8" x 8'10" (3.26m x 2.70m)

The well appointed kitchen offers an abundance of both wall and floor cabinets finished in contemporary white colour tones with contrasting laminated work surfaces which integrate a one and a half bowl sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the rear gardens. Further attributes include plumbing for an automatic washing machine, an electric oven and hob positioned below an elevated brushed steel extractor canopy and a double glazed door offering access into the rear lobby which incorporates external doors to both the front and rear gardens together with two useful walk into storage cupboards.

### First Floor Landing

Located at the top of the stairwell leading from the entrance hallway, the landing features a double glazed window and a convenient loft access.

### Master Bedroom 12'4" x 11'5" (3.77m x 3.49m)

The well appointed master bedroom includes a radiator and double glazed windows providing elevated views across the front grounds.

### Second Bedroom 10'11" x 9'10" (3.34m x 3.00m)

The wonderful second additional double bedroom features a radiator and a double glazed window providing elevated views across the rear gardens.

### Third Bedroom 8'9" x 7'11" into recess (2.68m x 2.43m into recess)

Positioned adjacent to the master bedroom at the front of the home, the third bedroom features a radiator and a double glazed window.

### Family Bathroom 7'10" x 5'7" (2.41m x 1.71m)

The eye-catching family bathroom features a white suite comprising of a panel bath accompanied with an overhead shower and glazed screen, a low level W/c and a pedestal hand wash basin. Further attributes include a radiator and two double glazed windows.

### Outdoor Space

The gardens at the front of the property comprise mostly of lawn intersected with a sizable area for parking. A gate provides access into the rear gardens which feature a more low maintenance aspect with a garden shed and a larger paved patio ideal for family functions and BBQ's in the warm summer months.

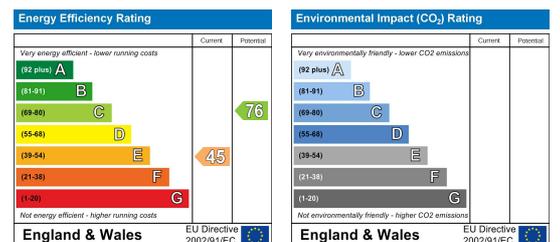
## Area Map



## 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.