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Hatfield Place

Peterlee, SR8 5SZ

Offers In The Region Of £85,000

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SEMI DETACHED HOUSE WITH A GARAGE ... Hunters are delighted to present to the market this wonderful three bedroom family residence situated within this popular residential estate located within reach of schools, the Castle Dene Shopping Centre amenities, A19 and local railway station. The accommodation briefly comprises of an entrance hallway with a convenient ground floor W/c, a larger than average lounge through dining room, kitchen, three well appointed bedrooms and a four piece bathroom suite. Externally the property benefits from a garage adjoining the rear garden. "NO CHAIN"







Entrance Hallway
A welcoming entrance hallway with carpeted flooring, neutral wall décor and stairs leading to the first floor. The hallway provides access to the ground floor rooms and includes under-stairs space together with a double utility cupboard making it a practical central point of the home.

Ground Floor W/C
Located off the hallway is a convenient ground floor WC, fitted with a low-level W/c and a hand wash basin. This is a useful addition for family living and visitors, positioned close to the main entrance and living accommodation.

Kitchen 11'1" x 10'0" (3.38m x 3.05m)
The kitchen is fitted with a range of wall and base units with work surfaces, tiled splashbacks and a stainless-steel sink unit. There is space for appliances and room for further improvement or modernisation if desired. A rear-facing window provides natural light and looks out towards the garden area, while a rear external door gives direct access outside. The kitchen is a good size and offers a practical working layout, with enough space to be used as a family kitchen or adapted further by a new owner.

Lounge Through Dining Room 23'3" x 10'0" (7.09m x 3.07m)
The property offers a spacious lounge and dining area, providing excellent flexibility for both relaxing and entertaining. The room is well proportioned with windows allowing natural light into the space, creating a bright and open feel. There is ample room for both living room furniture and a dining table, making this an ideal family space. A feature fireplace with decorative surround provides a central focal point to the room, while the neutral décor offers plenty of scope for a buyer to update and style to their own taste. The room links conveniently through to the kitchen, giving the ground floor a practical layout.

First Floor Landing
The first floor landing provides a storage cupboard and access to the bedrooms and family bathroom. The landing is carpeted and continues the neutral internal style found throughout the property.

Master Bedroom 11'6" x 10'3" (3.51m x 3.13m)
A well-sized double bedroom offering good floor space for a bed, fitted wardrobes and additional bedroom furniture. The room benefits from natural light and neutral décor, making it a comfortable main bedroom with scope for personalisation.

Second Bedroom 10'2" x 9'5" (3.11m x 2.88m)
A further double bedroom, guest room or children's bedroom. The room is bright offers fitted wardrobes and provides flexible space depending on a buyer's needs.

Third Bedroom 9'11" x 8'2" (3.04m x 2.49m)
The third bedroom is ideal as a single bedroom, nursery, dressing room or home office. This room adds useful versatility to the property, particularly for families or those requiring a dedicated work-from-home space.

Family Bathroom 9'2" x 6'9" (2.80m x 2.06m)
The family bathroom is fitted with a panelled bath, separate shower cubicle, a hand wash basin and WC. The room is tiled to the walls and offers a practical layout, with both bath and shower facilities making it suitable for family use.

Outside Space
Externally, the property enjoys a lawned garden area to the front with pathway leading to the entrance. Being semi detached positioned, the property benefits from a pleasant open feel to the side with surrounding greenery. To the rear is an enclosed paved garden area, offering low-maintenance outdoor space granting direct access into the adjoining garage, ideal for garden equipment, bikes or general storage. The garden provides a private outdoor area with space for seating and further improvement.

Garage 18'8" x 8'6" (5.71m x 2.60m)
The garage provides ample space for a car and features an up and over door together with a window and door opening into the enclosed garden..

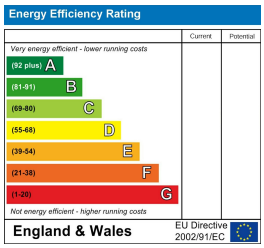
Area Map

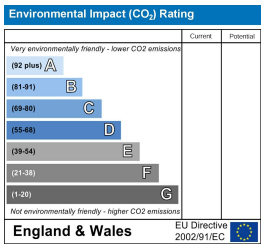


Floor Plans



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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