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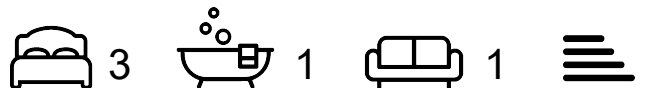
HERE TO GET *you* THERE



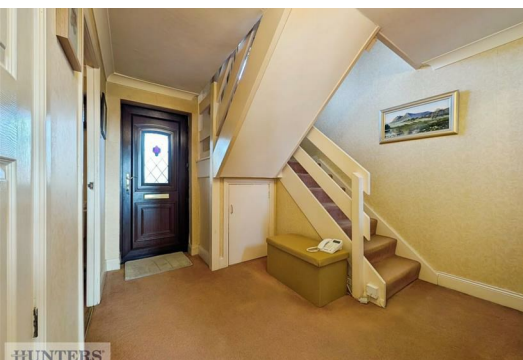
Cleveland Place

Peterlee, SR8 2PA

Asking Price £95,000



DECEPTIVELY SPACIOUS THREE BEDROOM EXTENDED SEMI DETACHED HOUSE - Hunters are delighted to present to the market this spacious three bedroom semi detached home situated on Cleveland Place, Peterlee, enjoying an attractive open aspect to the front across a pleasant green. The property offers well-planned accommodation throughout, briefly comprising an entrance hallway, ground floor W/C, generous lounge through dining room and a well-appointed breakfasting kitchen. To the first floor there are three bedrooms and a family bathroom. Externally, the home benefits from an enclosed rear garden designed for ease of maintenance, ideal for relaxing or entertaining. Well placed for access to local amenities, schools and transport links, this is a wonderful opportunity for families and buyers seeking comfortable living space in a popular residential area.



Entrance Hallway

A welcoming and generously proportioned entrance hallway creating an excellent first impression of the home. The space offers a pleasant sense of openness, with useful built-in storage, staircase access to the first floor and internal doors leading to the principal ground floor accommodation. A practical and inviting area well suited to day-to-day family living.

Ground Floor W/C

A useful addition to the ground floor accommodation, the cloakroom is ideal for guests and everyday convenience. Positioned just off the hallway, the room provides a practical downstairs toilet facility and complements the layout of this well-appointed home.

Lounge / Dining Room 21'10" x 15'7" into recess (6.67m x 4.77m into recess)

A superbly sized lounge through dining room offering excellent versatility for both relaxation and entertaining. The lounge area is beautifully bright, enhanced by a large front-facing window and centred around a feature fireplace which creates an attractive focal point. Flowing through to the dining area, there is ample space for family meals and social gatherings, with patio doors allowing for plenty of natural light and providing an attractive outlook onto the outside space. Altogether, this is a spacious and comfortable reception area with a warm and homely feel.

Breakfasting Kitchen 16'4" x 9'3" (5.00m x 2.84m)

The breakfasting kitchen is fitted with an extensive range of wall and base cabinets providing plentiful storage, complemented by generous work surface space for food preparation. The layout is both practical and well designed, incorporating fitted cooking appliances, inset sink unit and ample room for informal dining. With natural light from the window and a pleasant traditional style throughout, this is a functional and well-proportioned kitchen suited to modern family life.

Landing

The landing offers access to the first floor accommodation and benefits from a spacious, open feel. With its split-level staircase design and natural light filtering through, this area provides an attractive transition between floors while maintaining the sense of space found throughout the property.

Bathroom 6'7" x 6'1" (2.03m x 1.87m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low level W/C. Finished with extensive wall tiling and a frosted window for natural light and privacy, the room offers a practical and well-maintained space to serve the first floor accommodation.

Master Bedroom 11'10" x 11'5" (3.62m x 3.48m)

A generous principal bedroom offering excellent proportions and a calm, comfortable atmosphere. The room benefits from fitted mirrored wardrobes providing useful storage, along with ample space for a double bed and additional bedroom furnishings. A pleasant window aspect allows for natural light, creating a bright and relaxing setting.

Second Bedroom 12'3" x 8'4" (3.75m x 2.56m)

A well-sized second double bedroom positioned to the front of the property, enjoying a pleasant outlook and plenty of natural light. The room offers comfortable space for a double bed alongside further furnishings, making it ideal for family members, guests or those seeking flexible bedroom accommodation.

Third Bedroom 9'4" x 6'8" (2.87m x 2.04m)

The third bedroom is a versatile space that could be utilised as a single bedroom, nursery, dressing room or home office depending on individual requirements. With a window providing natural light, it offers flexibility to suit a variety of modern lifestyles.

Outdoor Space

Externally, the property enjoys both front and rear outside space. To the front, there is an attractive open aspect across a pleasant green, helping to create a lovely sense of space and position. To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring a paved patio area ideal for outdoor seating, potted plants and everyday enjoyment. Altogether, the outside space complements the property well and provides a practical setting for relaxing or entertaining.

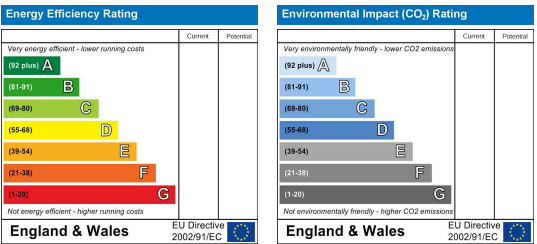
Area Map



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.