



Brougham Court, Peterlee SR8 1PZ

welcome to

Brougham Court, Peterlee

This wonderful, three bedroom, family home is beautifully presented. Offering bright and well proportioned accommodation throughout, the property is perfectly suited to a range of buyers.

Entrance Porch

Entered via double glazed composite door, UPVC double glazed window to side, radiator, coved cornicing, door leading into lounge.

Lounge

UPVC double glazed bow window to front, radiator, TV point, electric gas coal effect fire with decorative surround and marble hearth, wall lights in the alcoves, coved cornicing, door leading into the open plan kitchen/diner.

Kitchen / Diner

Stairs to first floor, radiator, coved cornicing, bright and airy, UPVC double glazed french doors leading onto rear garden, UPVC double glazed window to rear.

Dining area, radiator, carpet flooring.

Kitchen area - nice range of shaker style wall and base units with complementing working surfaces and tiled splashback, plumbing and recess for washing machine, stainless steel sink/drainage with mixer tap, space for free standing cooker, space for free standing fridge freezer, understairs storage cupboard, wall mounted Worcester combination boiler.

First Floor Landing

UPVC double glazed window to side, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator, 2 door built in mirrored sliding wardrobes, coved cornicing.

Bedroom 2

UPVC double glazed window to rear, radiator, 2 door built in storage cupboard.

Bedroom 3

UPVC double glazed window to front, radiator, coved cornicing.

Family Bathroom

UPVC double glazed window to rear, vinyl flooring, radiator, low level low flush WC, wash hand basin, wood panel bath with mixer tap and electric shower over.

Externally

Front

Driveway that leads to garage, walkway leading to front door, open plan lawned area with some planted borders.

Rear Garden

Good size, fence enclosed, predominately laid to lawn with some mature planted borders, block paved patio area, personnel door that leads into garage, outdoor tap, not overlooked.

Garage

Up and over door.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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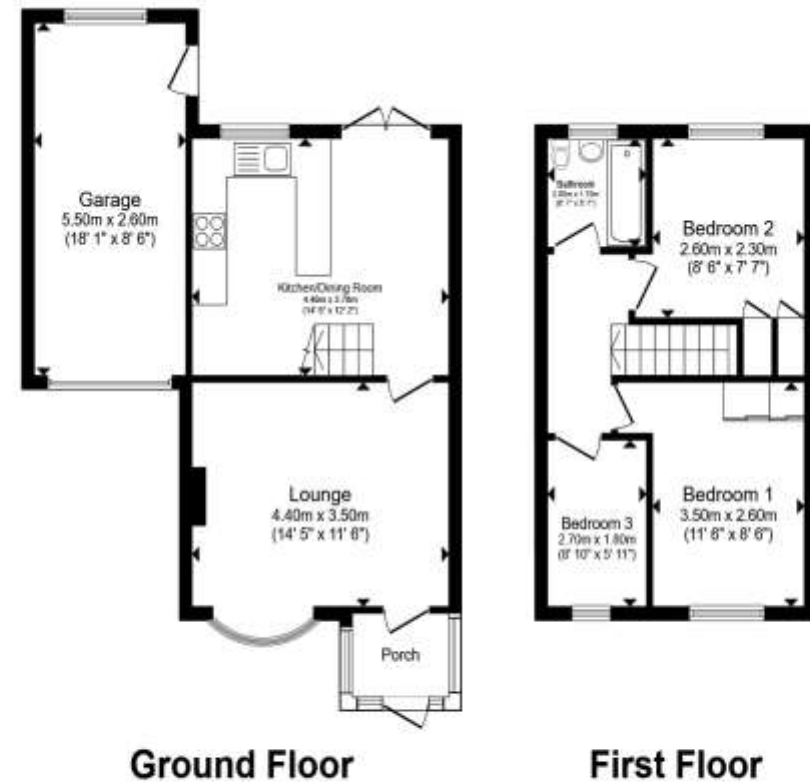
Brougham Court, Peterlee

- GARAGE
- DRIVEWAY
- BEAUTIFULLY PRESENTED
- CONVENIENTLY LOCATED
- NEWLY FITTED ANTHRACITE GRAY WINDOWS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£165,000



Total floor area 79.6 m² (857 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by: www.propertybox.io

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Property Ref:
HAR120974 - 0005

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