



3 Bedrooms

Presenting this charming end of terrace 4-bedroom house located in a sought-after neighbourhood. This property boasts a spacious garden, ideal for outdoor entertaining and relaxation. With off-street parking and a garage, convenience is at your doorstep. The ground floor comprises a bright and airy living room, kitchen, wc and a dining area perfect for family meals. Upstairs, you will find four well-proportioned bedrooms, offering ample space for a growing family or guests. The master bedroom benefits from an en-suite bathroom for added luxury. The property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a comfortable and practical living space. Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location. This property can be sold with a tenant in situ - rent collected is £495pcm.

Adrian Place

Peterlee, England, SR8

Asking Price:

£60,000

EPC Rating: C



GROUND FLOOR

Entrance Hall:

With radiator and entrance door.

Ground floor W/C:

Having low level W/C, hand wash basin and double glazed window.

Kitchen:

11'3" x 10'4" (3.43m x 3.15m)

Comprising of: A wooden worktop, integrated oven and extractor fan.

Lounge:

11'6" x 10' (3.5m x 3.05m)

With radiator, wood effect flooring, window.

Dining Room:

9'11" x 9'6" (3.02m x 2.9m)

Having radiator and patio doors into the garden. Wooden effect flooring.

FIRST FLOOR

Landing

Bedroom One:



For additional information and full photo gallery please visit www.holbrookandco.co.uk



11'8" x 10' (3.56m x 3.05m)

With double glazed window, radiator. Complete with a large window that allows plenty of natural light to flow through

Bedroom Two:

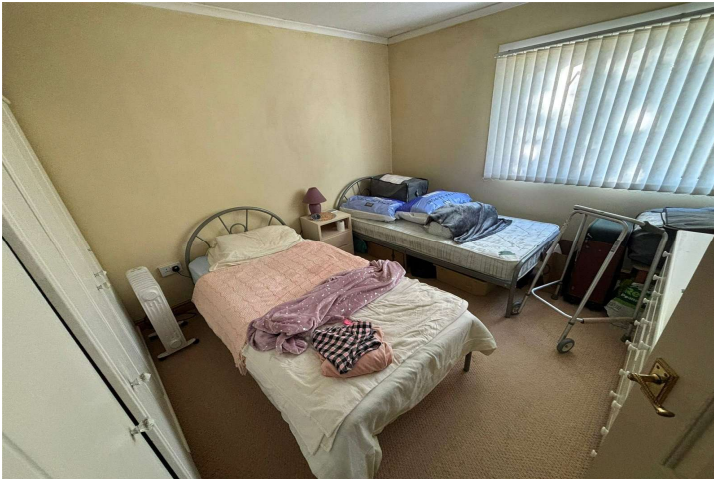
10'1" x 9'6" (3.07m x 2.9m)

Double bedroom located to the rear of the property, featuring a large window, radiator.

Bedroom Three:

10'1" x 6'4" (3.07m x 1.93m)

Single bedroom, currently used as a storage room but can be used as a child's bedroom or office.



Bathroom:

11'10" x 6'11" (3.6m x 2.1m)

Comprising of: bath with shower head attachment, free standing shower, radiator, low level W/C and hand wash basin with mixer tap.

EXTERIOR:

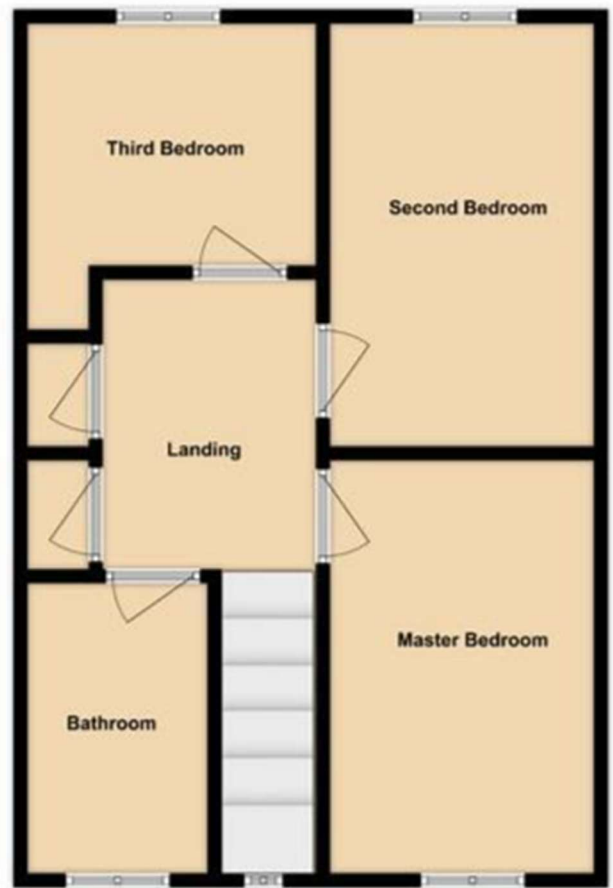
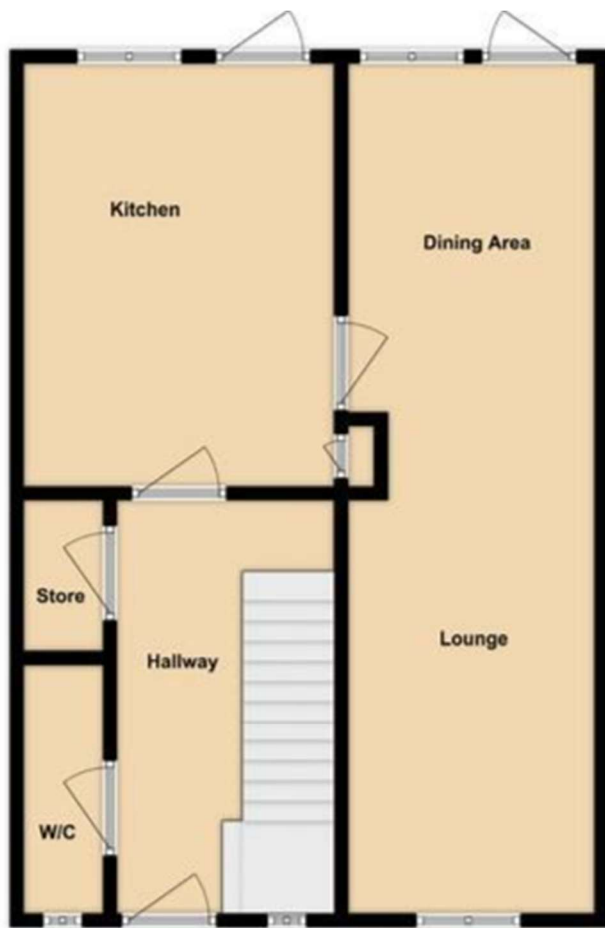
Featuring paved and block-paved areas, gated access and a storage shed and outlooking green space.



Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. PLEASE NOTE that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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