



## **Rydal Crescent, Peterlee, Couty Durham, SR8 5LP**

Exceptional Family Home | Gardens | Two double Bedrooms | Loft  
Conservatory | Garage | Lovely Lounge | EPC rating D

**Asking Price: £67,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Rydal Crescent, Peterlee, Couty Durham, SR8 5LP**

Hunters are now in receipt of an offer for the sum of £65000 for 27 Rydal Crescent, Peterlee, County Durham SR85LP. Anyone wishing to place an offer on this property should contact Alexander and Bowtell Estates, 5 Yoden Way, Peterlee, County Durham SR8 5LP, Telephone: 01915863836 before exchange of contracts. EPC Rating D

**ENTRANCE HALLWAY**

Entrance to this beautiful two bedroom family home is accessed via a double glazed external door to the front of the property which enters a welcoming and warming hallway, the hallway features stairs to the first floor landing and internal doors to the kitchen and lounge.



**LOUNGE**

*5.80m (19' 0") x 3.70m (12' 2")*

The well appointed lounge provides a double glazed window to the front of the property which allows a wealth of natural light into the room complimented by an contemporary fire inset with an electric fire and double French doors into the conservatory.



**CONSERVATORY**

*3.83m (12' 7") x 2.78m (9' 1")*

A wonderful addition to this beautiful family home, the spacious double glazed conservatory located from the lounge provides a splendid space for all the family to enjoy. Additional features include double glazed French doors to the lounge and external doors opening into the garden.



**KITCHEN**

*2.22m (7' 3") x 2.12m (6' 11")*

The kitchen features light wood effect wall and base units with brush chrome effect contemporary handles incorporating roll top laminate work surface integrating a stainless steel sink and drainer unit complete with mixer tap fittings. Additional compliments include, plumbing for an automatic washing machine, two double glazed windows and external door to the rear, an electric oven and halogen hob with extractor overhead, breakfast bar, a pantry cupboard, radiator and tiled flooring.



### FIRST FLOOR LANDING

The first floor landing provides access to the two well appointed bedrooms and family bathroom. Additional compliments and a double glazed window to the side.



### MASTER BEDROOM

4.68m (15' 4") x 2.64m (8' 8")

This well appointed master bedroom features two double glazed window to the front of the property and features a useful storage cupboard with loft access.



### SECOND BEDROOM

3.03m (9' 11") x 2.71m (8' 11")

The second double bedroom positioned to the front the property features a double glazed window and fitted wardrobes.



### FAMILY BATHROOM

2.20m (7' 3") x 1.67m (5' 6")

The family bathroom finished in a three piece suite, comprises of a low level w/c, pedestal hand wash basin, a panelled bath. Additional compliments include a double glazed window to the rear, tiled walls and floors, extractor fan, spot lighting and a radiator.



### GARDENS

Externally the rear of the property is an enclosed low maintenance attractive garden.

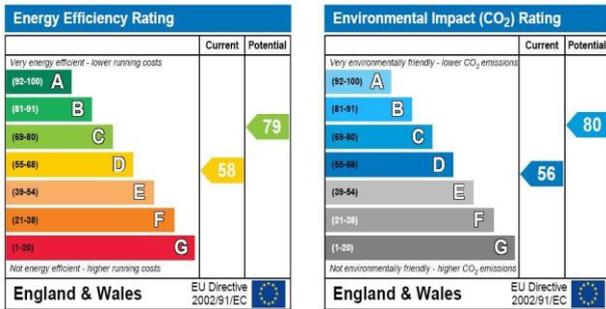


### GARAGE

Located to the rear of the property and next to the garden.



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9am - 5pm  
 Saturday: 9am - 12pm  
 Sunday: Closed

### 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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