



Grasmere Terrace, South Hetton, County Durham, DH6 2RU

PUBLIC NOTICE: Hunters Estate Agents are now in receipt of an offer for the sum of £37950 for 10 Grasmere Terrace, South Hetton, County Durham, DH62RU. Anyone wishing to place an offer on this property should contact: Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR81BP, telephone: 01915863836 before exchange of contracts.

Asking Price: £37,950 | EPC:D

HUNTERS[®]
HERE TO GET *you* THERE

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IDEAL INVESTMENT OR FIRST HOME - 14.2% POTENTIAL RENTAL YIELD

This wonderful two bedroom residence lies on an enviable corner position at the top of a pleasant cul-de-sac with larger than average corner gardens. Situated in a semi rural setting the property includes a lounge, dining kitchen, family bathroom, two double bedrooms and both double glazing and a gas central heating system. "No Chain". Contact Hunters located in the Castle Dene Shopping Centre in Peterlee for further information regarding our comprehensive lettings management facilities and viewings. EPC: D

ENTRANCE HALL

The entrance offers a stairwell to the first floor landing area, an exterior double glazed door, a radiator and an interior door provides accessibility into the lounge.



LOUNGE

3.71m (12' 2") x 3.55m (11' 8")

Situated at the front of the property the principle reception room includes a double glazed window, a radiator and doors to the entrance hallway and the dining kitchen.



DINING KITCHEN

4.33m (14' 2") x 2.17m (7' 1")

Nestled to the rear of the property the kitchen offers an array of white coloured wall and floor cabinets finished with black granite effect work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which looks onto the private rear gardens. The kitchen includes plumbing for an automatic washing machine, space for a fridge freezer and an electric oven and hob situated beneath a contemporary brushed steel extractor canopy. Accompaniments include a laminated floor, a door to the lounge and a further exterior double glazed door opening into the lovely rear gardens.



FIRST FLOOR LANDING

The landing area is offered natural light through a double glazed window set to the side elevation and features loft access together with internal doors opening into the two double bedrooms and family bathroom.



MASTER BEDROOM

3.57m (11' 9") x 3.60m (11' 10")

The master bedroom, positioned at the front of the home includes a radiator and a double glazed window.



FRONT GARDEN

At the front of the residence there are unusually larger than average gardens laid mostly to lawns.



SECOND BEDROOM

2.95m (9' 8") x 2.49m (8' 2")

Situated at the rear of the property the second double bedroom includes a radiator and a double glazed window.



ROOM



FAMILY BATHROOM

1.98m (6' 6") x 1.93m (6' 4")

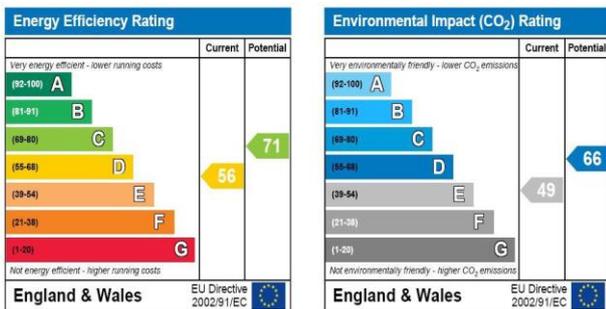
Located at the rear of the home, the family bathroom includes a white suite comprising of a panel bath, low level W/c and a pedestal hand wash basin. Additional attributes include a double glazed window and a contemporary chrome finished elevated ladder style radiator.

REAR GARDEN

To the rear there is a wonderful enclosed block paved garden accessed via the dining kitchen ideal for BBQ's in the warm summer months.



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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DISCLAIMER
 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.