



### 3 bed semi-detached house to buy in SR8

Avon Road, Peterlee, Peterlee, Durham, SR8 1DH

# £84,999

🏠 x3 🪑 x1 🚗 x2

Tenure

**Freehold**

### Property features

- ✓ Three bedrooms
- ✓ Semi detached property
- ✓ Enclosed garden
- ✓ Ready to move into
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

READY TO MOVE INTO FAMILY HOME... Pattinson Estate Agents are delighted to welcome to the sales market this beautiful three bedroom semi detached property situated on Avon Road in Peterlee, County Durham.

The property is situated within easy access of the Town Centre and is a five minute walk away from local primary and secondary schools with addition to being within close proximity to bus routes.

The property briefly comprises of: lounge, kitchen, dining room, three bedrooms and a family bathroom. Externally, the property benefits from a recently landscaped garden offering artificial lawn, paved patio area and an outbuilding to offer storage. There is also off street parking and communal fields to the front aspect.

We anticipate a high level of interest in this wonderful home, therefore early viewing is essential to avoid disappointment. To arrange your internal viewing, call our Peterlee office on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: £84,999

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

## Lounge

2.90m x 4.70m (9'6" x 15'5")

With a double glazed window and a UPVC door leading out onto the garden. With laminate flooring, TV point, radiator and coving to the ceiling.



## Additional Aspect



## Dining Room

4.40m x 3.40m (14'5" x 11'1")

With a double glazed window to the rear aspect, laminate flooring, radiator and staircase to the first floor.



## Kitchen

4.50m x 2.50m (14'9" x 8'2")

The kitchen is fitted with a range of wall and base units, with roll top work surfaces, one and a half sink and drainer units, plumbing for a washing machine, gas hob with electric oven, radiator, tiled flooring, spotlights to the ceiling and UPVC door leading to the rear aspect.



## First Floor Landing

With carpeted flooring, single panelled radiator and access to the loft.



## Bedroom One

2.90m x 4.40m (9'6" x 14'5")

With two double glazed windows to side and rear aspects, TV point and single panelled radiator.



## Bedroom Two

2.80m x 3.40m (9'2" x 11'1")

With a double glazed window, single panelled radiator, coving to the ceiling, TV point and laminate flooring.



## Bedroom Three

3.30m x 2.60m (10'9" x 8'6")

With a double glazed window, single panelled radiator, TV point and laminate flooring.



## Family Bathroom

The family bathroom is fitted with a three piece suite comprising of: low level WC, panelled bath with a shower over and a pedestal wash hand basin. With part tiled walls, tiled flooring and a heated towel radiator.



## External

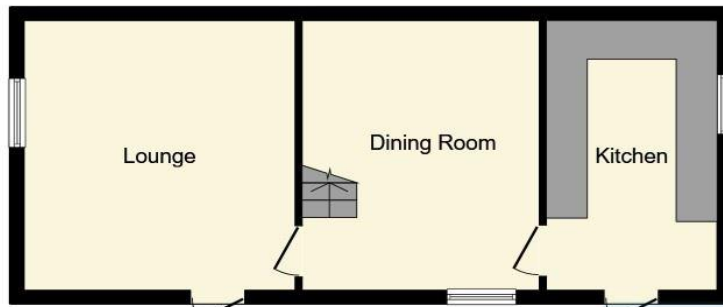
The property offers a well presented, fully enclosed and recently landscaped rear garden offering artificial lawn and a block paved sun terrace. There is also an outbuilding to offer storage, an additional enclosed garden area and off street parking.



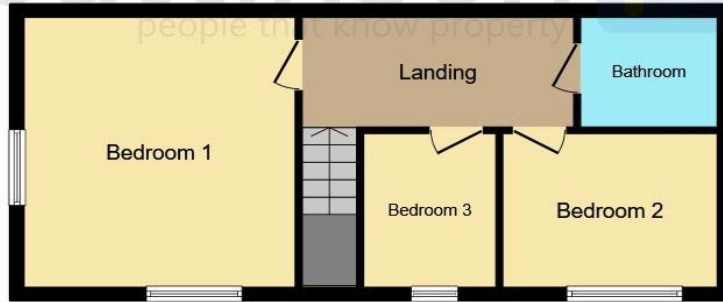
## Additional View

Fully enclosed rear garden.






**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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