



### 3 bed terraced house to buy in

Office Street, Easington, Peterlee,  
Durham, SR8 3QW

# £119,995

🏠 x3 🚗 x1 🚲 x2

Tenure	Size
<b>Freehold</b>	<b>1076 sq ft / 100 sq m</b>

Allocated parking

Garden

### Property features

- ✓ No onward chain
- ✓ Rare-to-market street of larger-style terraced homes
- ✓ Generous room sizes throughout
- ✓ Freehold solar panels improving energy efficiency
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Beautiful Three-Bedroom Terraced Home | No Chain | Sea Views | Freehold Solar Panels | Generous Garden

Pattinson Estate Agents are delighted to present to the sales market this beautifully presented and generously proportioned three-bedroom terraced home, situated on the rarely available Office Street in Easington, County Durham.

Offered with no onward chain, this impressive home occupies a prime coastal position, enjoying stunning sea views alongside picturesque outlooks across the nearby nature reserve. With direct access to Easington Beach on your doorstep, along with the breathtaking Hawthorn Dene, the property offers an exceptional lifestyle opportunity surrounded by natural beauty and coastal walks.

Set on a rare-to-market street known for its larger-style terraced homes, the property benefits from generous room sizes throughout, providing a sense of space not often found in similar homes.

Upon entering, you are welcomed by a spacious entrance hallway which leads through to two versatile reception rooms. Both rooms are well-proportioned and filled with natural light, offering flexible living accommodation ideal for a lounge, dining room, home office, or additional sitting area.

The kitchen is fitted with a range of modern units, providing ample worktop space and storage, complemented by appliances to suit everyday living. The property further benefits from freehold solar panels, enhancing energy efficiency and helping to reduce running costs.

To the first floor, there are three well-proportioned bedrooms, each offering comfortable accommodation with ample space for furnishings and personalisation. The family bathroom is well-appointed, featuring a full-sized bath with shower over, wash basin, and WC.

Externally, the home continues to impress. To the front, a larger-than-average, beautifully maintained grassed garden with a seating area provides the perfect space to relax while taking in the stunning coastal views. To the rear, a fully enclosed yard offers additional outdoor space, complete with a useful outhouse.

Located within easy reach of local amenities, schools, and transport links, this property is perfectly suited to families, first-time buyers, or those seeking a peaceful coastal lifestyle.

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this exceptional home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £119,995

Property Type: Terraced House

Build Size: 100 sq m

USPs: Garden, Chain free

Parking: Allocated

Heating: Gas, Solar

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	96	99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

Office Street, Easington, Peterlee, Durham, SR8 3QW

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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