



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

Cornfield Garth, Peterlee, Durham, SR8 5TN

# £162,000

🏠 x3 🚗 x1 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

Garden

### Property features

- ✓ Three Bedroom Semi-Detached Family Home
- ✓ Spacious Accommodation Set Across Three Floors
- ✓ Views Over Castle Eden Dene
- ✓ Huge Potential to Extend (STPP)
- ✓ EPC Rating C

## Key Information

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

## Description

An outstanding opportunity to acquire a substantial three-bedroom semi-detached family home in one of Peterlee's most sought-after locations, commanding elevated open views over Castle Eden Dene, generous accommodation across three floors, a garage with additional parking, and exceptional potential to extend further and significantly enhance value.

Set within a desirable and well-established neighbourhood, this attractive property offers spacious and versatile accommodation set across three floors, making it an ideal purchase for families, first-time buyers, or investors alike.

To the upper floor, the property boasts two generous reception rooms, including a bright and spacious living room and separate dining room, both benefiting from large windows that allow an abundance of natural light to flood the space while enjoying pleasant open views overlooking Castle Eden Dene, creating a warm and welcoming atmosphere. These flexible living areas are perfect for entertaining, relaxing, or creating additional family space.

The middle floor provides access from the rear garden into a welcoming entrance hall, along with the third well-proportioned bedroom, a modern shower room, separate W.C., and the fitted kitchen, which offers ample wall and base units, work surfaces, and practical space for everyday family living.

To the lower floor, there are two further generously sized double bedrooms, providing comfortable accommodation and flexibility for growing families or those requiring additional workspace from home.

Externally, the property continues to impress with a low-maintenance rear garden, offering space for seating and entertaining. A single garage further enhances the home, providing excellent storage, alongside two additional block-paved parking spaces. To the front, the property benefits from a south-facing garden with an open aspect overlooking the Dene, creating an attractive and private setting.

The property also offers huge potential for further development and extension, similar to neighbouring properties, allowing prospective buyers the opportunity to increase both living space and overall value, subject to the necessary planning permissions.

Ideally located close to local shops, schools, parks, and excellent transport links, this wonderful home offers both convenience and lifestyle appeal.

Viewing is essential to fully appreciate the space, quality, and potential this lovely semi-detached home has to offer.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £162,000

Property Type: Semi-detached house

USPs: Garden, Chain free

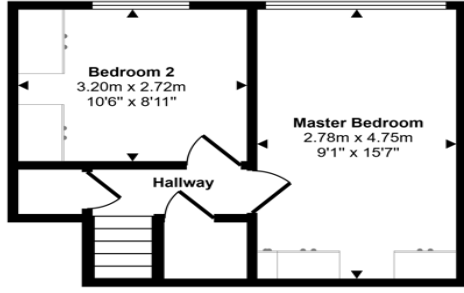
Parking: Driveway & Garage

Heating: Gas

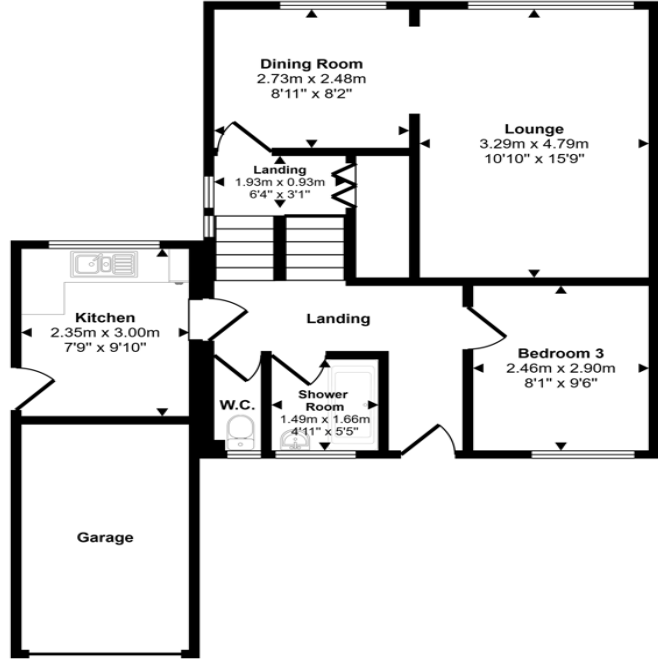
Electric: National Grid

Water: Direct mains water

Approx Gross Internal Area  
95 sq m / 1024 sq ft



Lower Floor  
Approx 28 sq m / 303 sq ft



Ground Floor  
Approx 67 sq m / 720 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92-100) <b>A</b>                           |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  | 71                         | 80        |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England, Scotland &amp; Wales</b>        |  | EU Directive<br>2002/91/EC |           |

Cornfield Garth, Peterlee, Durham, SR8 5TN

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