



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

Dunn Road, Peterlee, Peterlee, Durham, SR8 5JF

**£69,995** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ New Roof & New Boiler Installed
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £650PCM\*\*

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedrooms semi-detached property situated on Dunn Road, Peterlee.

The property briefly comprises: entrance way, living room and kitchen are located on the ground floor. Three bedrooms and a family bathroom are located on the first floor.

Externally the property offers a driveway and grassed area to the front elevation. Fully enclosed garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £69,995

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Driveway and grassed area to the front elevation



## Entrance Way

2.90m x 2.50m (9'6" x 8'2")

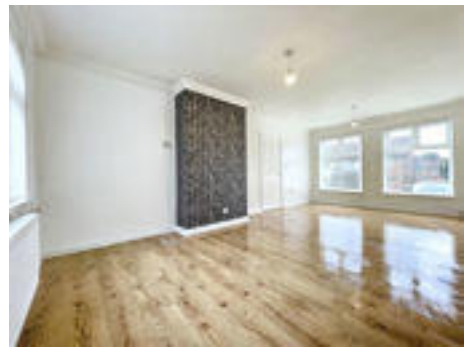
Access via UPVC door, radiator and laminate flooring.



## Living Room

6.20m x 3.40m (20'4" x 11'1")

Double glazed window to the front and rear elevation, tv point, radiator and laminate flooring.



## Kitchen

3.50m x 2.30m (11'5" x 7'6")

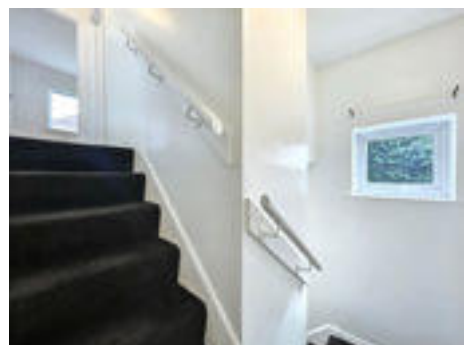
Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas hob, oven, plumbed for a washing machine, radiator, laminate flooring and UPVC doors leading to the side elevation.



## Landing

3.70m x 2.30m (12'1" x 7'6")

Double glazed window to the side elevation and carpet.



## Bedroom 1

3.40m x 3.40m (11'1" x 11'1")

Double glazed window to the rear elevation, storage cupboard, radiator and laminate flooring.



## Bedroom 2

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

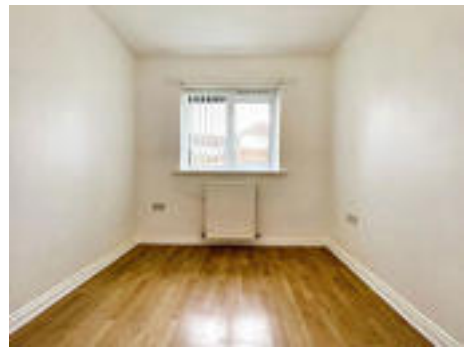
Double glazed window to the front elevation, radiator and laminate flooring.



## Bedroom 3

2.50m x 2.30m (8'2" x 7'6")

Double glazed window to the rear elevation, radiator and laminate flooring.



## Bathroom

2.40m x 1.30m (7'10" x 4'3")

Double glazed windows to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with overhead shower, radiator, partly tiled walls and vinyl flooring.




## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.





| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 82  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 67      |   |
| (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  |

Dunn Road, Peterlee, Peterlee, Durham, SR8 5JF

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)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

