



## 4 bed detached house to buy in

Springbank, Peterlee, Peterlee, Durham,  
SR8 1FA

**£253,999** Offers Over

 x 4  x 2  x 1

Tenure

**Freehold**

## Property features

- ✓ Four Bedrooms Detached
- ✓ Open-Plan Kitchen & Dining Space
- ✓ Downstairs W/C
- ✓ South facing garden
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this impressive four-bedroom detached property situated on Springbank, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : Hallway, living room, dining area, kitchen, utility and downstairs W/C. Four bedrooms, bedroom one with en-suite and family bathroom located on the first floor.

Externally the property offers a garage and driveway with parking space to the front elevation. Fully enclosed, well presented and low maintenance, south facing 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.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £253,999

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas



## External Front

Grassed area, access to the garage and driveway for parking.



## Hallway

1.60m x 1.40m (5'2" x 4'7")

Access via a composite door, radiator and carpet.



## Living Room

4.80m x 3.40m (15'8" x 11'1")

Double glazed window to the front elevation, media wall with tv point and electric fire and LVT flooring.



## Kitchen

5.60m x 3.10m (18'4" x 10'2")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, storage cupboard, radiator, built in electric hob, oven, fridge and freezer, LVT flooring and patio doors leading to the garden.



## Dining Area

Adjoining the kitchen.



## Utility Room

2.20m x 1.60m (7'2" x 5'2")

UPVC door to the side elevation, plumbed for washer and dryer and LVT flooring.



## W/C

1.60m x 0.90m (5'2" x 2'11")

Double glazed window to the rear elevation, two piece suite comprising; low level w/c, wash basin with stainless steel taps, radiator and LVT flooring.



## Landing

3.70m x 2.10m (12'1" x 6'10")

Access to the loft, storage cupboard and carpet.



## Bedroom 1

4.40m x 4.00m (14'5" x 13'1")

Double glazed window to the front elevation, storage cupboard, built in wardrobes, tv point, radiator and carpet.



## En-suite

2.10m x 1.80m (6'10" x 5'10")

Double glazed windows to the side elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, walk in shower, radiator and vinyl flooring.



## Bedroom 2

3.70m x 2.80m (12'1" x 9'2")

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



## Bedroom 3

2.90m x 2.80m (9'6" x 9'2")

Double glazed window to the rear elevation, fitted wardrobes, tv point, radiator and carpet.



## Bedroom 4

2.20m x 3.00m (7'2" x 9'10")

Double glazed window to the rear elevation, tv point, radiator and carpet.



## Bathroom

2.10m x 1.90m (6'10" x 6'2")

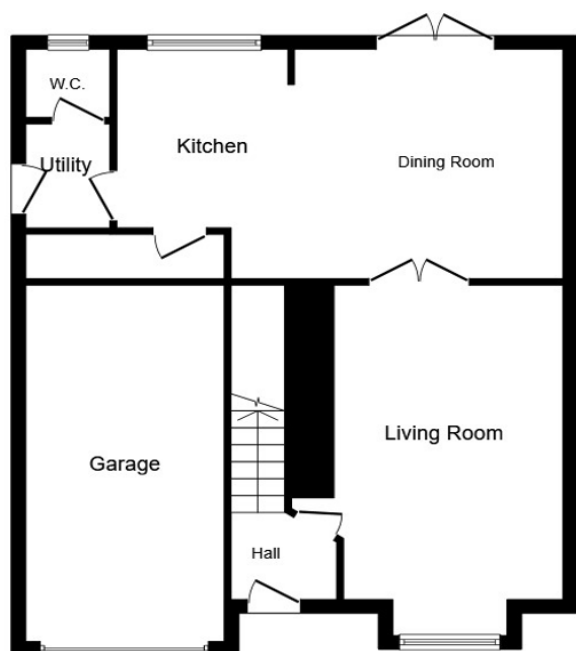
Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with brass mixer taps, bath with brass mixer taps with hand held shower, radiator, cladded walls and LVT flooring.



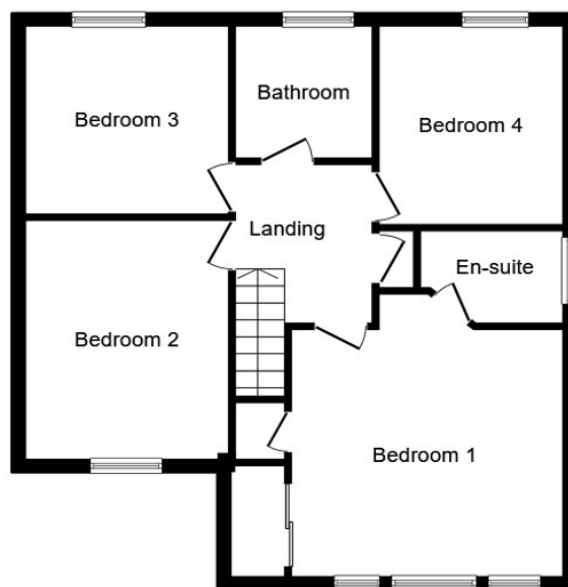
## External Rear

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





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         | 93                                                                                                            |
| (81-91) <b>B</b>                            | 83      |                                                                                                               |
| (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>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Springbank, Peterlee, Peterlee, Durham, SR8 1FA

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

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