



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

Cook Grove, Horden, Peterlee, Durham, SR8 4AJ

**£67,500** Guide Price

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Income £650pcm
- ✓ Downstairs W/C
- ✓ Front & Rear Garden

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedroom semi-detached situated on Cook Grove, Peterlee.

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

Externally the property offers on street parking, fully enclosed and low maintenance 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: Guide Price £67,500

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking and a garden to the front elevation.



## Entrance Way

Access via UPVC door, storage cupboard, radiator and laminate flooring.



## Living Room

Double glazed window to the front elevation, tv point, electric fire, radiator and carpet.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric hob, oven, plumbed for a dishwasher, radiator, laminate flooring and patio doors leading to the garden.



## Utility

Double glazed window and a composite door to the side elevation, plumbed for a washing machine, dryer, radiator and laminate flooring.



## W/C

Double glazed windows to the side elevation, two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap and laminate flooring.



## Landing

Double glazed window to the side elevation, access to the loft and carpet.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



## Bedroom 2

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





Cook Grove, Horden, Peterlee, Durham, SR8 4AJ

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk),  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

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