



3 bed semi-detached house to buy in SR8

Willerby Grove, Peterlee, Durham, SR8 2RN

£179,950

 x3  x1  x2

Tenure

Size

Freehold **786 sq ft / 73 sq m**

Property features

- ✓ Three-bedroom semi-detached
- ✓ Sought-after location
- ✓ Modern open-plan kitchen
- ✓ Contemporary family bathroom
- ✓ EPC Rating C

Driveway & Garage parking

Garden

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

0191 5183521
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present this immaculately presented three-bedroom semi-detached home, ideally situated in the heart of Peterlee on the ever-popular Willerby Grove. Offering generous living space, this charming property is perfectly suited to families and first-time buyers alike, combining traditional appeal with modern-day comforts.

The ground floor welcomes you via a bright entrance hallway leading into a spacious main reception room. Enjoying natural light from both the front and rear, this warm and inviting space is ideal for relaxing or entertaining guests. The modern open-plan kitchen offers an excellent range of wall and base units, ample worktop space, and a defined breakfasting area, creating a practical and sociable setting for everyday family life.

To the first floor are three well-proportioned bedrooms, each light and airy with plenty of scope for personalisation. The family bathroom is fitted with contemporary fixtures and finished in tasteful décor, providing a comfortable and functional space.

Externally, the property boasts a beautifully landscaped rear garden featuring patio, decking and lawned areas, creating an ideal outdoor space for entertaining and relaxation. To the front is an open garden, along with a driveway providing off-street parking for two vehicles and access to a detached single garage, offering additional storage or secure parking.

With its superb location and immaculate interiors, this home represents a fantastic opportunity in a sought-after area. Early viewing is highly recommended to fully appreciate all that is on offer. Contact Pattinson Estate Agents to arrange your appointment.

Council Tax Band: C

Tenure: Freehold

Price: £179,950

Property Type: Semi-detached house

Build Size: 73 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External Front



Entrance Hall



Lounge

4.68m x 2.98m (15'4" x 9'9")



Dining area

2.80m x 2.38m (9'2" x 7'9")



Kitchen

3.80m x 2.45m (12'5" x 8'0")



FRIST FLOOR:

Landing



Bedroom One

3.75m x 2.77m (12'3" x 9'1")



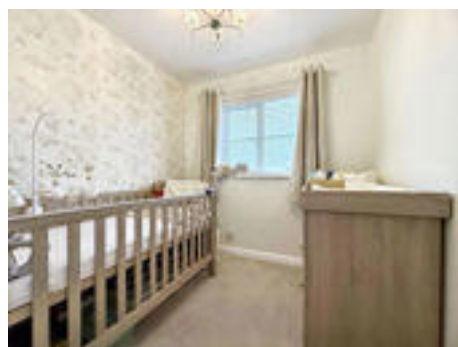
Bedroom Two

2.93m x 2.73m (9'7" x 8'11")



Bedroom Three

2.19m x 1.97m (7'2" x 6'5")



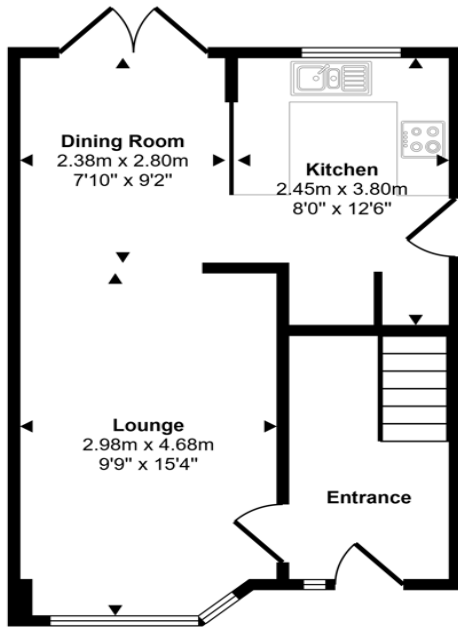
Family Bathroom



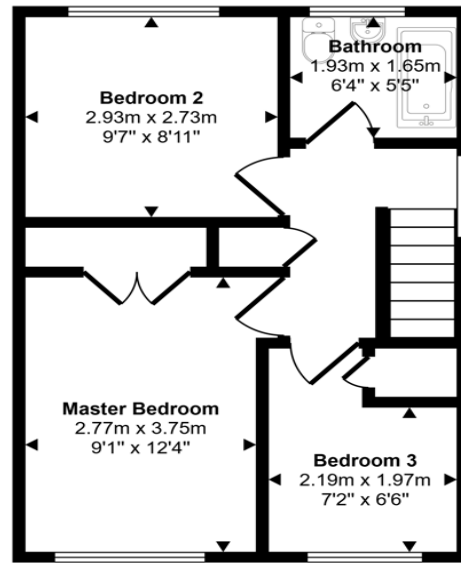
External rear



Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 37 sq m / 398 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Willerby Grove, Peterlee, Durham, SR8 2RN

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,
www.pattinson.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.

