



### 3 bed terraced house to buy in

Lancaster Hill, Peterlee, Durham, SR8 2EH

# £89,950

 x3  x1  x3

Tenure

Size

**Freehold**

**1087 sq ft / 101 sq m**

Allocated parking

Garden

### Property features

- ✓ Extended three-bedroom house
- ✓ Total built size of approx, 101 sqm
- ✓ Green belt views and privacy to the front
- ✓ Spacious lounge and dining room
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Extended Three-Bedroom Mid-Terrace House with Green Belt Views

A well-presented and extended three-bedroom mid-terrace house with a total built size of approximately 101 sqm, offering privacy to the front and delightful views across a green belt. Situated in a sought-after location close to schools, shops, and with excellent access to the A19 for commuting, this property is ideal for families seeking both convenience and comfort. The home benefits from three bedrooms, a family bathroom, a well-equipped L-shaped kitchen, a spacious dining room, and a lounge, with additional features including gas central heating via a recently installed system, uPVC double glazing, newly fitted carpets in some rooms, fitted blinds, and excellent décor throughout. This property is freehold.

The property features a well-presented frontage with a walled, low-maintenance garden and gated access. The front door opens into a welcoming entrance hall with wrought iron staircase railings, an under-stairs storage cupboard, and neutral décor complemented by a dado rail. The lounge is generously sized, featuring neutral décor, decorative coving, a dado rail, and a feature fireplace with electric fire. Double doors lead into the spacious dining room, which enjoys immaculate décor, a large picture window, and decorative coving.

The excellent dining kitchen is fitted with shaker-style wall, base, and drawer cabinets, complemented by work surfaces and a breakfast bar. It includes an integrated double oven, gas hob, stainless steel extractor, one-and-a-half bowl ceramic sink with American-style chrome jet swivel tap, plumbing for a washing machine, and space for additional appliances. Laminate flooring and recessed spotlights complete this well-designed space, with rear access to the garden.

Upstairs, the property comprises three bedrooms and a modern family bathroom. The master bedroom is a spacious double with a front-facing window and immaculate décor, while the second bedroom is another double located to the rear, with excellent décor. The third bedroom is a well-proportioned front-facing room with pristine décor. The family bathroom features a corner bath, pedestal wash basin, close-coupled WC, and quadrant shower enclosure, with complimentary tiling to walls and floor.

To the rear is an enclosed, paved courtyard garden, perfect for low-maintenance outdoor living. This extended home, located in a popular area, offers both space and style and is a must-see property. Contact PATTINSON at your earliest opportunity to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £89,950

Property Type: Terraced House

Build Size: 101 sq m

USPs: Garden

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

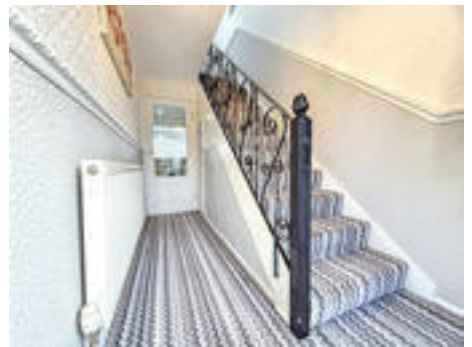
## External Front



## External Rear



## Entrance Hall



## Kitchen



## Dining Room

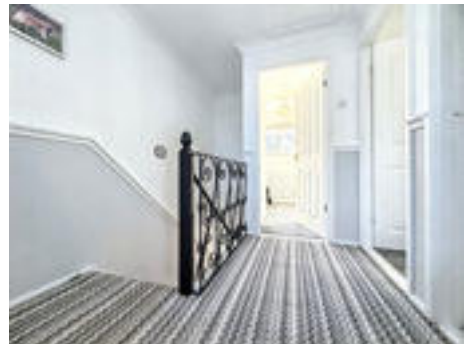


## Lounge



## FIRST FLOOR:

## Landing



## Bedroom One



## Bedroom Two



## Bedroom Three



## Family Bathroom



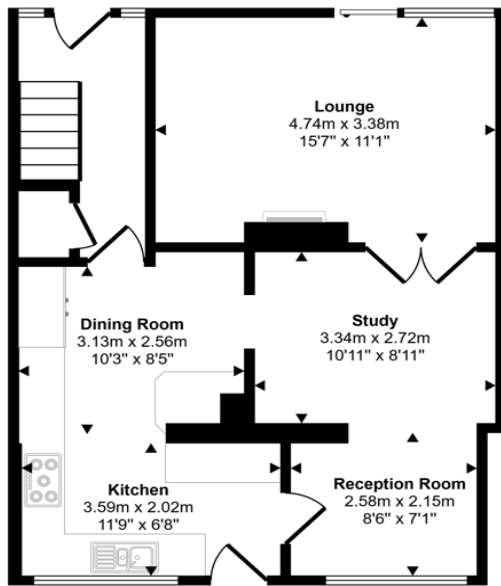
## Rear courtyard



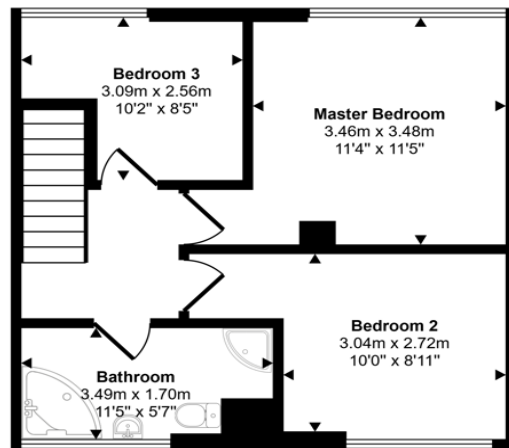
## Front view



Approx Gross Internal Area  
99 sq m / 1070 sq ft



Ground Floor  
Approx 56 sq m / 604 sq ft



First Floor  
Approx 43 sq m / 466 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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	

Lancaster Hill, Peterlee, Durham, SR8 2EH

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**

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