



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

Granville Road, Peterlee, Durham, SR8 5RG

# £72,500

 x2  x1  x1

Tenure

Size

**Freehold**

**786 sq ft / 73 sq m**

## Property features

- ✓ No Onward Chain
- ✓ Two Double Bedroom Home
- ✓ Popular Peterlee Residential
- ✓ Useful Loft Room / Additional Storage Space
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

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

## Arrange a viewing

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Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered to the market with no onward chain, this two-bedroom home occupies a generous plot within one of Peterlee's most popular residential locations. Boasting a private front driveway, front garden, versatile loft room, and a low-maintenance south-facing rear garden, the property presents an ideal opportunity for first-time buyers, downsizers, or investors alike.

Internally, the property offers spacious and well-maintained accommodation throughout. The bright and welcoming lounge is flooded with natural light via large patio doors, creating a comfortable space perfect for both relaxing and entertaining. The kitchen diner provides ample storage and worktop space, ideally suited for everyday family living.

To the first floor, there are two well-proportioned double bedrooms, both offering plenty of natural daylight and comfortable accommodation. A family bathroom serves the first floor, while the useful loft room provides additional versatile space, ideal for a home office, hobby room, dressing area, or occasional use.

The home has also benefited from a number of recent upgrades, including a newly installed boiler in 2023 and a full rewire completed in 2024, offering added peace of mind to prospective purchasers.

Externally, the property continues to impress with a private driveway providing off-road parking to the front, alongside a front garden area. To the rear, the enclosed south-facing garden has been designed for low-maintenance living, making it perfect for outdoor dining, entertaining guests, or relaxing in the sun.

Ideally positioned close to local amenities, schools, and transport links, this well-presented home combines convenience, comfort, and practicality within a highly sought-after area of Peterlee. The property also offers an achievable rental income of approximately £600 PCM, making it an attractive investment opportunity with strong rental appeal.

Early viewing is highly recommended to fully appreciate the space, condition, and potential this fantastic property has to offer. Contact Pattinson Estate Agents today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £72,500

Property Type: Semi-detached house

Build Size: 73 sq m

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

## Lounge

4.60m x 4.00m (15'1" x 13'1")



## Kitchen Diner

5.11m x 2.29m (16'9" x 7'6")



## Bedroom One

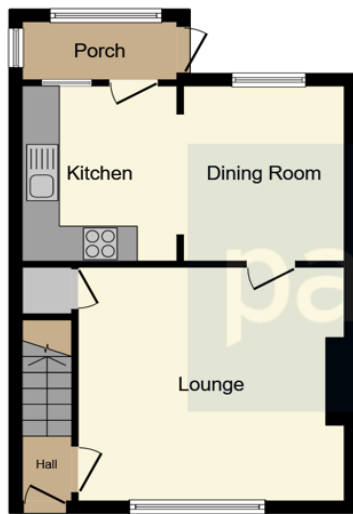
3.60m x 3.30m (11'9" x 10'9")



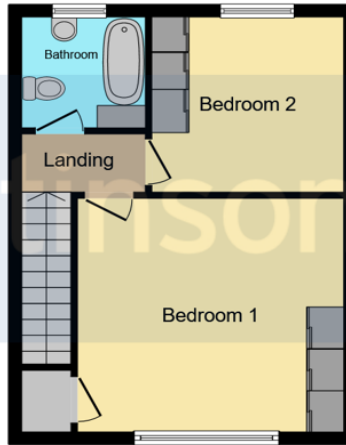
## Bedroom Two

3.60m x 2.80m (11'9" x 9'2")

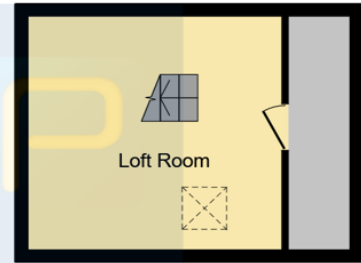




Ground Floor



First Floor



Second 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(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	

Granville Road, Peterlee, Durham, SR8 5RG

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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