



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






Sunny Blunts, Peterlee, Peterlee, Durham, SR8 1LP

**£55,000** Starting Bid

 x3  x1  x1

Tenure  
**Freehold**

### Property features

-  Three Bedroom Semi-Detached
-  Open-Plan Living & Dining Room
-  Downstairs W/C
-  Garage
-  EPC Rating D

Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Ducted Air

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents welcome for sale this three-bedroom semi-detached property situated on Sunny Blunts, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : living room, dining room, kitchen and downstairs W/C are located on ground floor. Three bedrooms and family bathroom located on the first floor.

Externally the property offers a garden to the front elevation and fully enclosed garden to the rear elevation. The garage is located within the block of garages upon arrival.

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: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Semi-detached house

USPs: Garden

Parking: Garage

Heating: Ducted Air

## External Front

Garden to the front elevation.



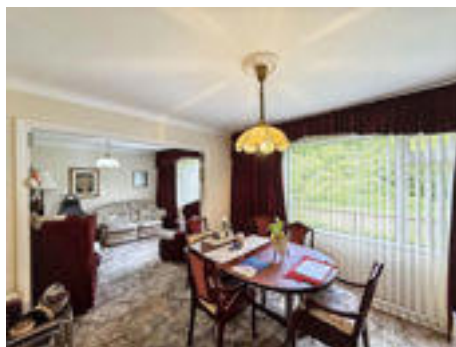
## Living Room

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



## Dining Room

Double glazed window to the front elevation, carpet and a UPVC door.



## 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 washing machine, carpet and a UPVC door leading to the garden.



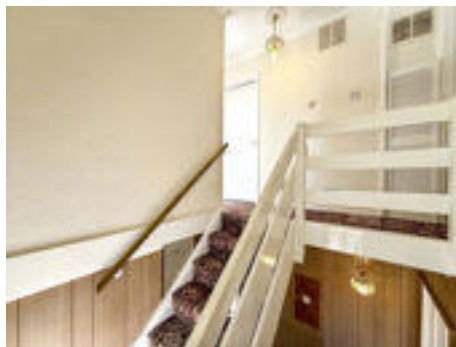
## W/C

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



## Landing

Double glazed window to the rear elevation, two storage cupboards and carpet.



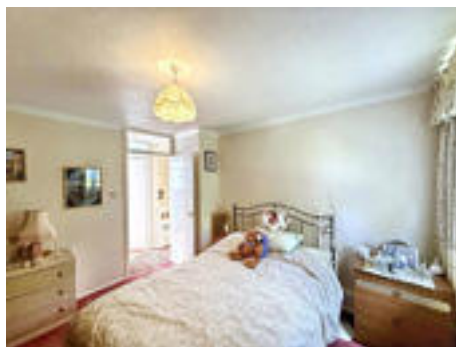
## Bedroom 1

Double glazed window to the front elevation, storage cupboard and carpet.



## Bedroom 2

Double glazed window to the front elevation and carpet.



## Bedroom 3

Double glazed window to the rear elevation, storage cupboard and carpet.



## Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel tap with overhead shower, tiled walls and carpet.



## Garage

The garage is located within the block of garages upon arrival.



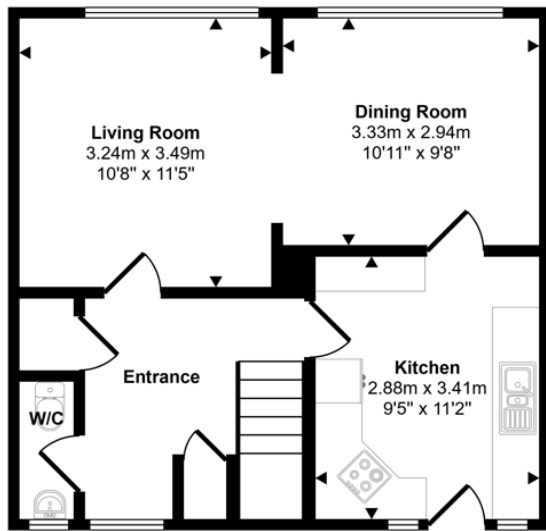
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## External Rear

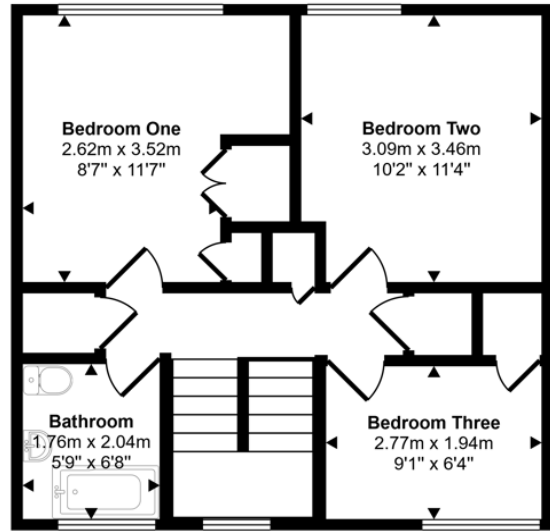
Fully enclosed garden to the rear elevation.



Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 44 sq m / 469 sq ft



First Floor  
Approx 44 sq m / 475 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sunny Blunts, Peterlee, Peterlee, Durham, SR8 1LP

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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