



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

Morton Square, Peterlee, Durham, SR8 2AX

# £125,000

 x 4  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Four Bedrooms
- ✓ Two Reception Rooms
- ✓ Enclosed Rear Garden
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## 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 to the market this stunning four-bedroom semi-detached property, positioned in the highly desired locale of Peterlee. The property represents an extraordinary opportunity for Residential Sale.

The residence features a welcoming entrance hall leading to two versatile reception rooms, offering abundant space for relaxing, entertaining, or even a home office if required. Ample natural light illuminates the interiors, creating a warm and inviting ambiance.

A superb four-bedroom property with plenty of space to accommodate a growing family or comfortably host guests. Each bedroom is well-proportioned and brimming with potential to transform into your desired tranquil retreat.

The family bathroom is meticulously fitted out, keeping in mind both convenience and comfort. Attention to detail is evident in every feature, assuring the new owners a relaxed and casual lifestyle.

Venture outside to the gem of this property: an enclosed rear garden that provides the utmost privacy. It combines open, lush green spaces that are perfect for children to play or for leisurely summer afternoons. Entertaining friends and family in this serene setting will be a joy.

Additional features such as gas central heating and double glazing add to the comfort and energy efficiency of this home.

Located in the heart of Peterlee, this property is in close proximity to numerous amenities, including shops, schools, and recreational facilities. For those who need to commute, transport links are easily accessible, making travel convenient.

Overall, this property promises a pleasant and comfortable lifestyle in a sought-after location. Don't miss this excellent opportunity to own a beautiful home in Peterlee. Highly recommended for a personal inspection!

Council Tax Band: A

Tenure: Freehold

Price: £125,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

6.20m x 3.00m (20'4" x 9'10")

Spacious living room with window to front and french doors to rear.



## Dining Room

3.60m x 3.00m (11'9" x 9'10")

Lovely second reception room currently being used as a second lounge.



## Kitchen

Spacious kitchen with plenty of storage units. The room also benefits from two windows.



## Bedroom 1

3.70m x 3.30m (12'1" x 10'9")



## Bedroom 2

3.70m x 3.00m (12'1" x 9'10")



## Bedroom 3

2.50m x 2.40m (8'2" x 7'10")



## Bedroom 4 / Study

2.10m x 2.50m (6'10" x 8'2")



## Bathroom



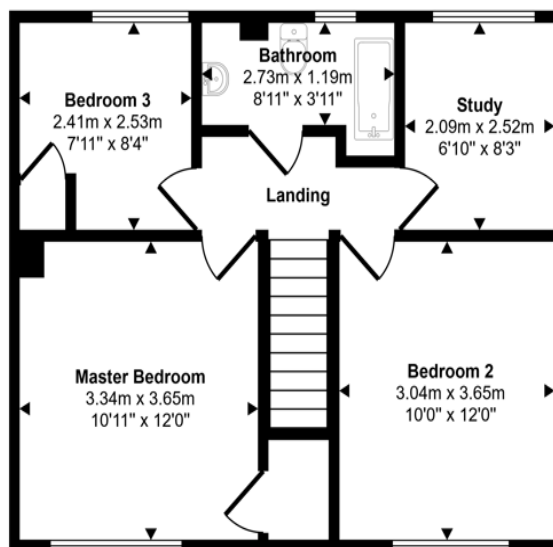
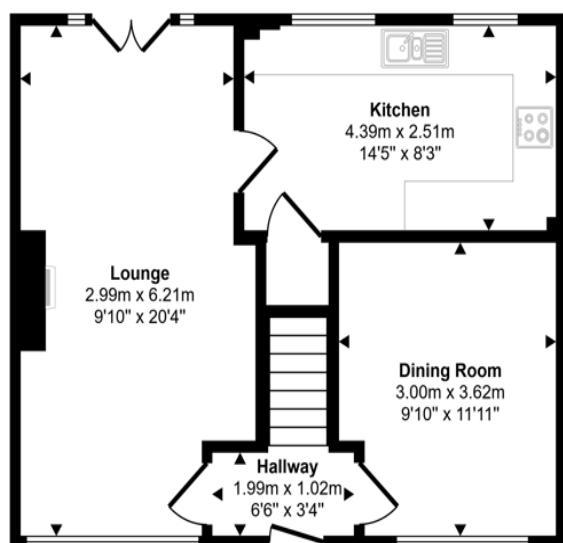
## Rear Garden



## Additional Photo Rear Garden



Approx Gross Internal Area  
95 sq m / 1018 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>		82
(69-80) <b>C</b>	69	
(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	

Morton Square, Peterlee, Durham, SR8 2AX

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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