



### 3 bed end of terrace house to buy in SR8

Skerne Close, Peterlee, Peterlee, Durham, SR8 1HS

**£76,499** Guide Price

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ Three Bedrooms End Of Terrace
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £650pcm
- ✓ EPC Rating C

On Street parking

Garden

## 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

\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £650PCM\*\*

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedrooms terraced property situated on Skerne Close, Peterlee.

The property briefly comprises: entrance way, living room, dining area, kitchen and a w/c are located on the ground floor. Three bedrooms and a family bathroom are located on the first floor.

Externally the property offers enclosed yard to the front elevation, fully enclosed, well presented and low maintenance garden to the rear elevation.

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 on 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: Guide Price £76,499

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front



## Entrance Way

Access via UPVC door, radiator and carpet.



## Living Room

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas hob, oven, plumbed for a washing machine, tiled flooring and UPVC doors leading to the garden.



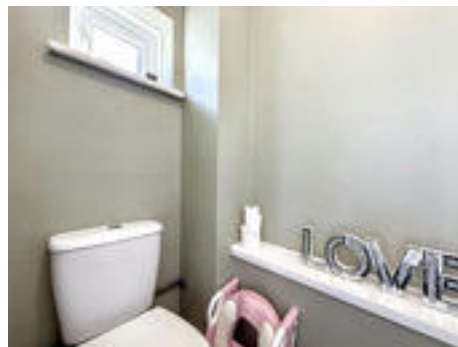
## Dining Area

Double glazed window to the rear elevation, radiator and tiled flooring.



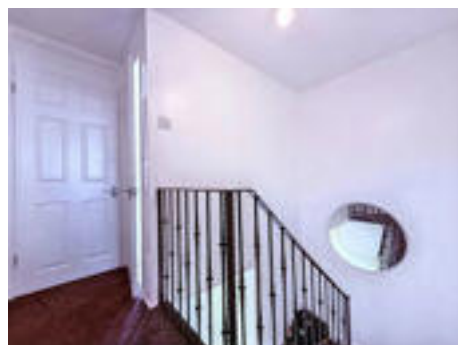
## W/C

Double glazed windows to the front elevation, two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap and vinyl flooring.



## Landing

Access to the loft, two storage cupboards and carpet.



## Bedroom 1

Double glazed window to the rear elevation, built in wardrobes, radiator and carpet.



## Bedroom 2

Double glazed window to the rear elevation, built in wardrobes, radiator and laminate flooring.



## Bedroom 3

Double glazed window to the front elevation, built in wardrobes, radiator and carpet.



## Bathroom

Double glazed windows to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with overhead shower, radiator, partly tiled walls and vinyl flooring.



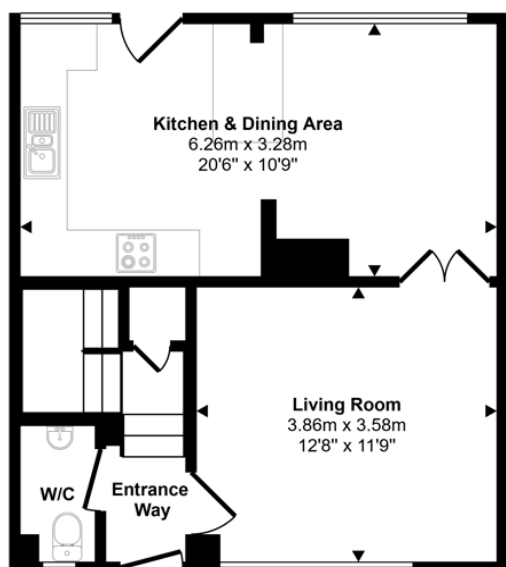
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## External Rear

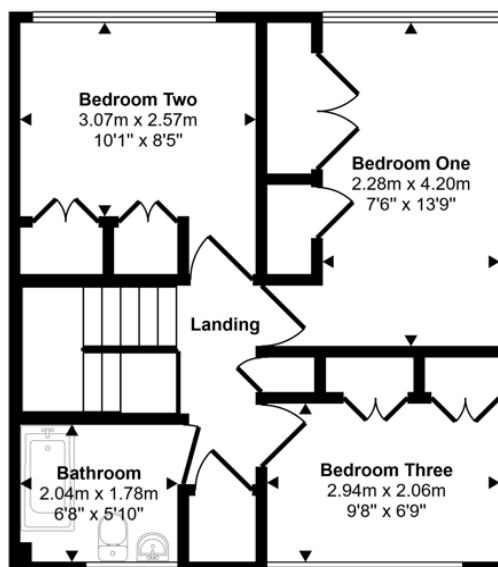
Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
87 sq m / 934 sq ft



Ground Floor  
Approx 43 sq m / 465 sq ft



First Floor  
Approx 43 sq m / 468 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>	72	
(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	

Skerne Close, Peterlee, Peterlee, Durham, SR8 1HS

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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