



## 2 bed terraced house to buy in

Northampton Road, Peterlee, Durham,  
SR8 2BY

# £92,500

 x 2  x 1  x 1

Tenure

Size

**Freehold**

**797 sq ft / 74 sq m**

## Property features

- ✓ No onward chain
- ✓ Two spacious double bedrooms
- ✓ Well maintained throughout
- ✓ Open aspect overlooking grassed
- ✓ EPC Rating C

On Street 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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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

No Onward Chain | Two Double Bedrooms | South-West Facing Rear Garden | Open Front Aspect | Central Peterlee Location

Offered to the market with no onward chain, this well-maintained two-bedroom terraced home occupies a desirable position within a sought-after central Peterlee location, enjoying an attractive open aspect to the front overlooking grassed fields.

The property has been lovingly cared for by the current owner and offers spacious, ready-to-move-into accommodation throughout. Upon entering, you are welcomed into a generous reception room, providing an ideal space for both everyday living and entertaining. The well-appointed kitchen offers ample storage and workspace, with access to the rear garden.

To the first floor are two spacious double bedrooms and a well-presented family bathroom, conveniently located on the upper floor. Both bedrooms offer excellent proportions and plenty of room for storage.

Externally, the property benefits from a sunny south-west facing rear garden, creating the perfect space for relaxing, outdoor dining, or family enjoyment. To the front, the open outlook across grassed fields provides a pleasant setting and enhances the property's sense of space and privacy.

Ideally positioned close to local shops, schools, leisure facilities, and transport links, this property will appeal to a wide range of purchasers, including first-time buyers, downsizers, and investors. With a potential rental income of approximately £700 per calendar month, it also represents an attractive buy-to-let opportunity.

Early viewing is highly recommended to appreciate the accommodation, location, and excellent value this home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £92,500

Property Type: Terraced House

Build Size: 74 sq m

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Lounge

4.90m x 3.28m (16'0" x 10'9")



## Kitchen

5.46m x 4.47m (17'10" x 14'7")



## Bedroom One

4.82m x 2.76m (15'9" x 9'0")



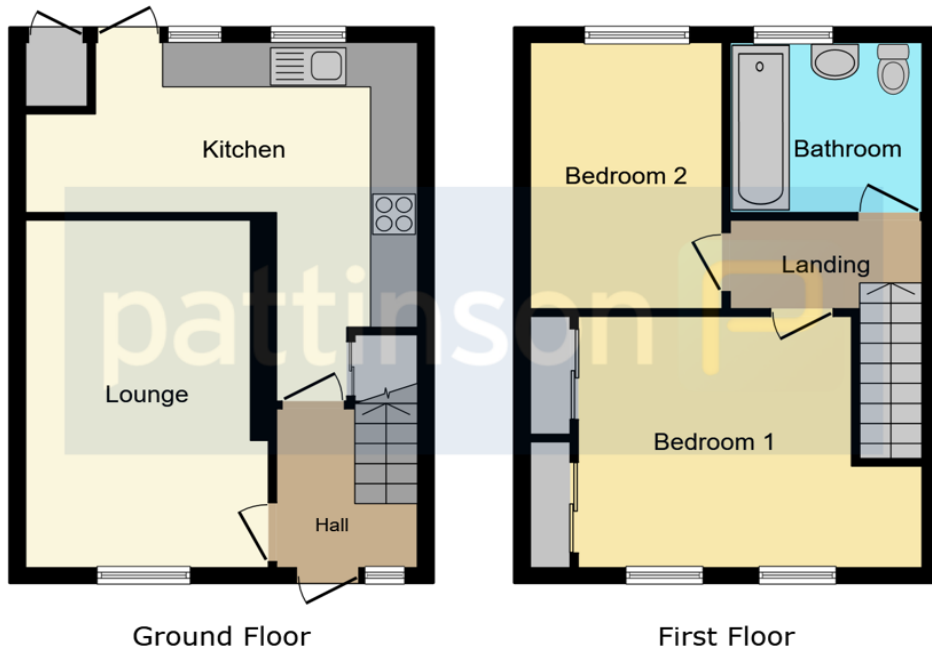
## Bedroom Two

3.78m x 3.20m (12'4" x 10'5")



## Family Bathroom





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>                                   |  | 74                      | 79        |
| (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 |           |

Northampton Road, Peterlee, Durham, SR8 2BY

Contact your local branch today for more information on this property:

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