



### 3 bed terraced house to buy in

Grange Close, Peterlee, Peterlee, Durham,  
SR8 5JT

**£49,000** Starting Bid

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £515pcm
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ 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 £515PCM\*\***

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedroom terraced property situated on Grange Close, Peterlee

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

Externally the property offers a driveway to the front elevation. Fully enclosed 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: Starting Bid £49,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Paved driveway to the front elevation.



## Entrance Way

3.80m x 2.80m (12'5" x 9'2")

Access via UPVC door, storage cupboard, radiator and carpet



## Living Room

7.20m x 3.30m (23'7" x 10'9")

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



## Dining Area

Adjoining the living room.



## Kitchen

3.80m x 2.30m (12'5" x 7'6")

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, laminate flooring and UPVC doors leading to the garden.



## Landing

3.00m x 1.60m (9'10" x 5'2")

Access to the loft, storage cupboard and carpet.



## Bedroom 1

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

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



## Bedroom 2

3.50m x 3.30m (11'5" x 10'9")

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



## Bedroom 3

3.60m x 1.80m (11'9" x 5'10")

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



## Bathroom

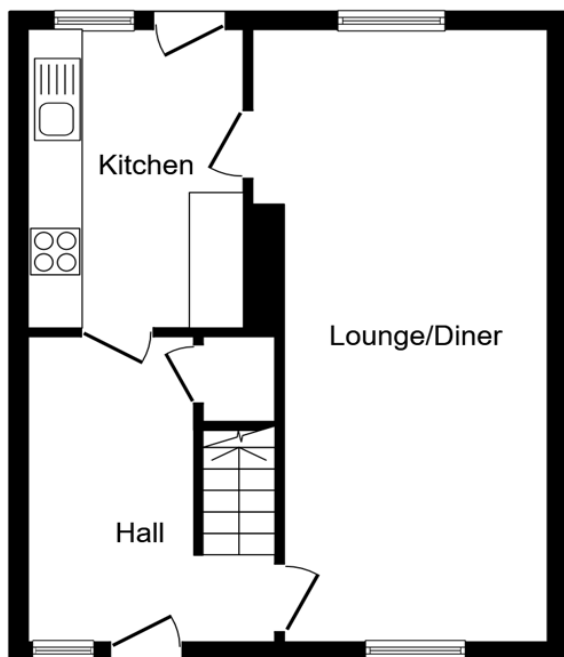
2.30m x 1.70m (7'6" x 5'6")

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator and vinyl flooring.

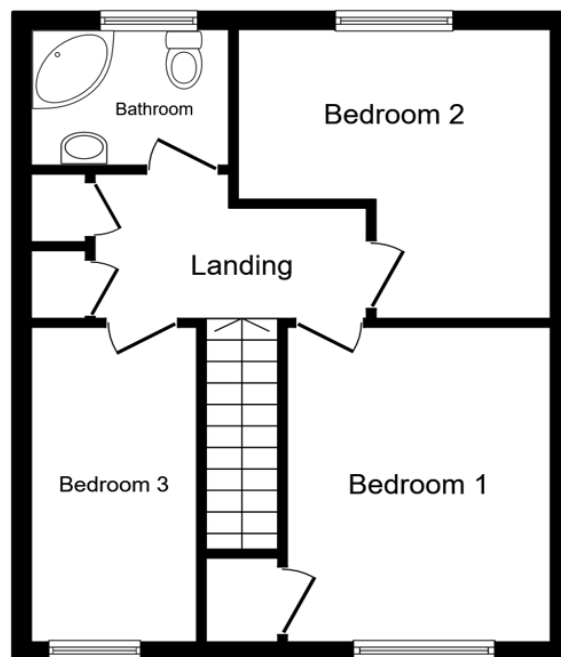


## External Rear

Fully enclosed garden to the rear elevation.



Ground Floor



First 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](http://www.Propertybox.io)

**pattinson** 

| 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>                                   |         | 80                                                                                                            |
| (55-68) <b>D</b>                                   | 63      |                                                                                                               |
| (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  |

Grange Close, Peterlee, Peterlee, Durham, SR8 5JT

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](mailto:peterlee@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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