



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

Crawford Avenue, Peterlee, Peterlee, Durham, SR8 5EG

# £149,995

🏠 x5 🚗 x1 🏠 x1

Tenure

**Freehold**

## Property features

- ✓ Five Bedrooms Semi-Detached
- ✓ No Onward Chain
- ✓ Open-Plan Living & Dining Space
- ✓ Loft Room
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this Five-bedroom semi-detached property situated on Crawford Avenue, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: Hallway, open plan living and dining area, kitchen, conservatory and bedroom four and five/playroom/study are located on ground floor. Three bedrooms and a family bathroom are located on first floor. Loft room is located on second floor.

Externally the property offers a driveway and grassed garden to the front elevation. Fully enclosed, paved area, decked area and grassed garden with a outside bar to the rear elevation.

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: Offers In The Region Of £149,995

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Driveway and a grassed area to the front elevation.



## Hallway

2.30m x 1.00m (7'6" x 3'3")

Access via UPVC door, radiator and laminate flooring.



## Living Room

0.00m x 0.00m (0'0" x 0'0")

Sliding door leading to the sun room, tv point, radiator and carpet



## Dining Room

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



## Kitchen

3.50m x 2.30m (11'5" x 7'6")

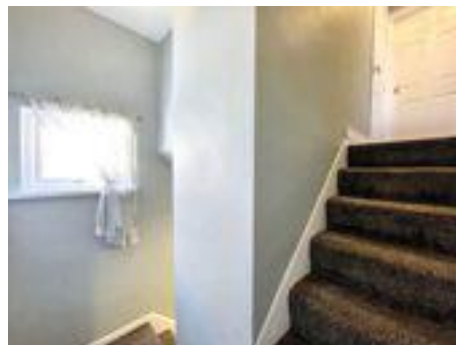
Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, breakfast bar, 6 ring gas hob range cooker with gas double oven, tv point, radiator and tiled flooring.



## Landing

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

Located on first floor, double glazed window to the front elevation and carpet.



## Bedroom 1

3.40m x 3.40m (11'1" x 11'1")

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



## Bedroom 2

3.40m x 2.70m (11'1" x 8'10")

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



## Bedroom 3

2.50m x 2.30m (8'2" x 7'6")

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



## Loft Room

5.90m x 2.70m (19'4" x 8'10")

Velux window to the rear elevation, storage space, tv point, radiator and carpet.



## Bathroom

2.40m x 1.30m (7'10" x 4'3")

Double glazed window to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with taps and overhead shower, cladded walls and laminate flooring.



## Bedroom 4/Playroom/Study

3.70m x 1.50m (12'1" x 4'11")

Located on first floor, double glazed window to the front elevation, tv point, radiator and carpet.



## Bedroom 5/Playroom/Study

2.60m x 2.20m (8'6" x 7'2")

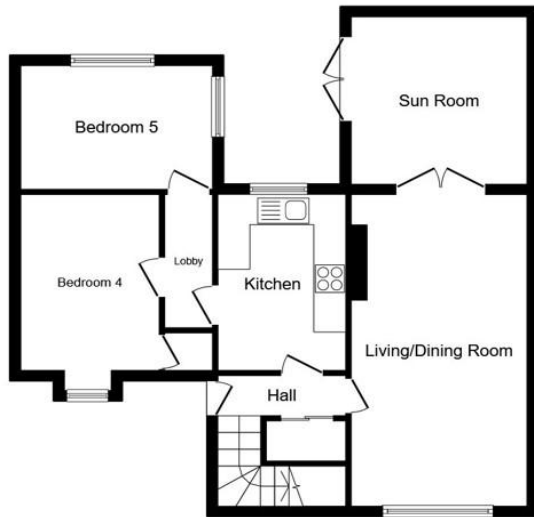
Double glazed window to the front elevation, tv point, radiator and carpet.



## External Rear

Fully enclosed, paved area, decked area and grassed garden with a outside bar to the rear elevation.

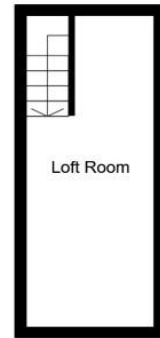




**Ground Floor**  
Floor area 70.1 sq.m. (754 sq.ft.)



**First Floor**  
Floor area 36.0 sq.m. (387 sq.ft.)



**Second Floor**  
Floor area 14.9 sq.m. (160 sq.ft.)

**TOTAL: 120.9 sq.m. (1,301 sq.ft.)**

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>		77
(55-68) <b>D</b>	53	
(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	

Crawford Avenue, Peterlee, Peterlee, Durham, SR8 5EG

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadstateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

