



### 3 bed detached house to buy in

Garside Grove, Peterlee, Durham, SR8 2QB

# £175,000

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Reconfigured three-bedroom detached home
- ✓ Open-plan garage conversion
- ✓ Extended and modernised kitchen
- ✓ Three double bedrooms
- ✓ EPC Rating E

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Introducing this rare-to-market, extended and reconfigured three-bedroom detached home, offered with no onward chain, and providing an excellent balance of spacious living, modern upgrades, and versatile accommodation—ideal for families, first-time buyers, or those looking to upsize.

The ground floor welcomes you into a generous lounge, enhanced by an open-plan garage conversion that creates a bright and flexible living space. This flows seamlessly into the dining area, featuring patio doors opening directly onto the rear garden—perfect for entertaining and enjoying indoor-outdoor living. The extended kitchen has been thoughtfully modernised, combining contemporary design with practical functionality and ample space for everyday family life.

To the first floor are three well-proportioned double bedrooms, all generous in size and adaptable to a variety of needs, along with a modern family bathroom. Further enhancing the accommodation is a versatile loft room, ideal for use as a home office, hobby room, or additional storage, complete with its own en-suite W/C.

Externally, the property continues to impress. A private double driveway to the front provides off-street parking for multiple vehicles, while the enclosed rear garden offers an excellent space for families, entertaining guests, or simply relaxing outdoors.

Ideally situated in the heart of Peterlee, the property enjoys close proximity to local amenities, schools, and transport links, while still benefiting from a peaceful residential setting.

This is a fantastic opportunity to purchase a thoughtfully extended detached home offering flexible living space and excellent potential, with the added benefit of no onward chain.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

For more information or to arrange a viewing, please contact Pattinson Estate Agents today.

Council Tax Band: C

Tenure: Freehold

Price: £175,000

Property Type: Detached House

USPs: Garden, Chain free

Parking: Driveway

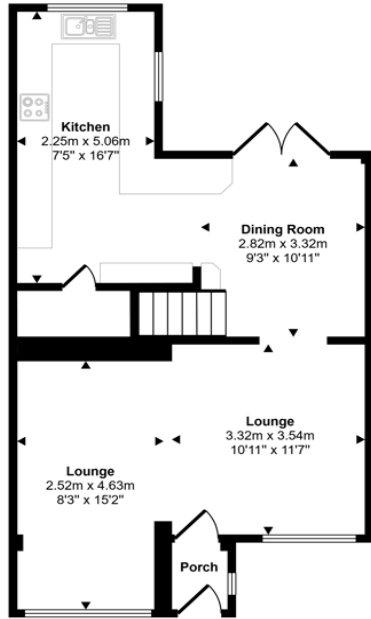
Heating: Gas

Electric: National Grid

Water: Direct mains water

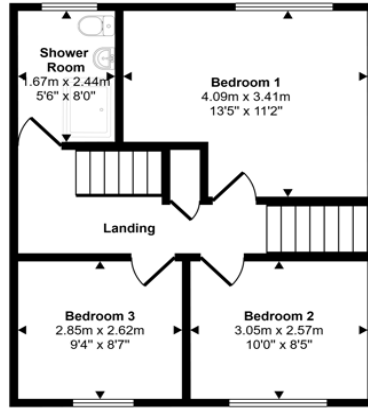
Sewerage: Standard UK domestic

Approx Gross Internal Area  
122 sq m / 1312 sq ft

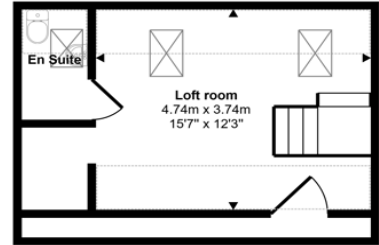


Ground Floor  
Approx 53 sq m / 571 sq ft

Denotes head height below 1.5m



First Floor  
Approx 43 sq m / 466 sq ft



Second Floor  
Approx 26 sq m / 275 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>		<b>S1</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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

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

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