



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

Little Eden, Peterlee, Peterlee, Durham, SR8 5HU

# £89,995

🏠 x2 🚿 x1 🚗 x1

Tenure  
**Freehold**

## Property features

- ✓ Two Bedrooms Semi-Detached
- ✓ No Onward Chain
- ✓ Front & Rear Garden
- ✓ Sun Room
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this two-bedroom semi-detached property situated on Little Eden, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

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

Externally the property offers on street parking and a garden 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.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £89,995

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

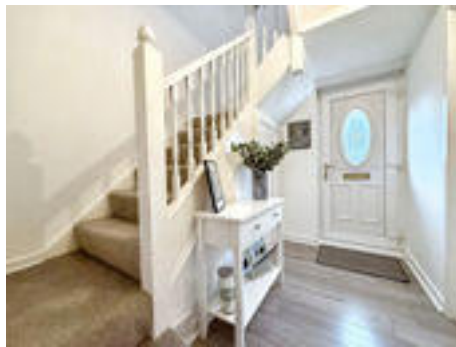
## External Front

On street parking and a garden to the front elevation.



## Entrance Way

Access via UPVC door, storage cupboard, radiator and laminate flooring.



## Living Room

Double glazed window to the rear elevation, tv point, radiator, laminate flooring and sliding door leading to the garden.



## Kitchen

Double glazed window to the front elevation, storage cupboard, range of wall and base units with work surfaces, sink and drainer unit, electric induction hob, extraction hood, oven, plumbed for a washing machine, dishwasher, and laminate flooring.



## Utility

UPVC door to the front elevation, radiator and laminate flooring.



## Sun Room

Double glazed window and UPVC door to the rear elevation.



## Landing

Double glazed window to the front elevation, storage cupboard, access to the loft and carpet.



## Bedroom 1

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



## Bedroom 2

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



## Bathroom

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

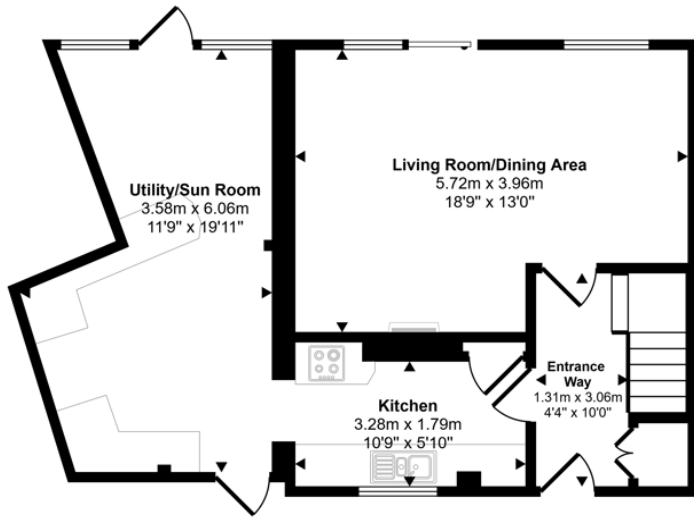


## External Rear

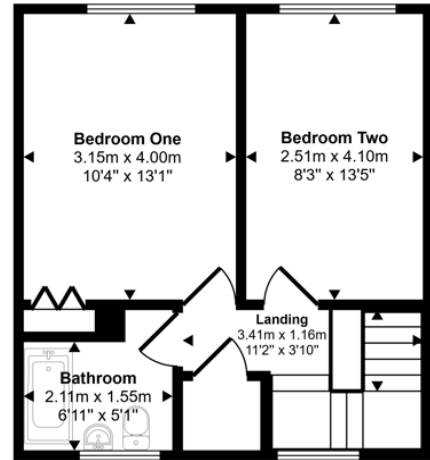
Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
90 sq m / 972 sq ft



Ground Floor  
Approx 55 sq m / 588 sq ft



First Floor  
Approx 36 sq m / 384 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>	60		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Little Eden, Peterlee, Peterlee, Durham, SR8 5HU

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

