



### 3 bed terraced house to buy in

Browning Street, Easington, Peterlee,  
Durham, SR8 3RY

# £69,500

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

Garden

### Property features

- ✓ Three Well-Proportioned
- ✓ Extended Larger-Than-Average Floor Plan
- ✓ Upgraded Fixtures & Fittings
- ✓ Two Spacious Reception Rooms
- ✓ EPC Rating C

## Key Information

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

## Description

Three Bedrooms | Extended Floor Plan | Coastal Location | Upgraded Fixtures & Fittings | Modern Shower Room | Achievable Rental Income of £600 PCM

Pattinson Estate Agents are delighted to offer to the sales market this spacious and well-presented three-bedroom mid-terraced home, perfectly positioned within the popular coastal area of Peterlee.

Boasting a larger-than-average extended floor plan and upgraded fixtures and fittings throughout, this attractive property presents an excellent opportunity for first-time buyers, growing families, or investors alike, with an achievable rental income of approximately £600 PCM, offering around a 10.4% annual rental yield.

Upon arrival, the property benefits from an enclosed gated front aspect with double gated access leading to a private driveway, providing secure off-street parking, with further additional parking available adjacent to the home.

Internally, the accommodation offers two generous reception rooms, including a comfortable lounge and a spacious dining/family room, creating flexible living space ideal for both everyday family life and entertaining guests.

To the rear, the property has been extended to provide a stylish modern fitted kitchen featuring a range of wall and base units, complementary work surfaces, and ample room for day-to-day convenience. Completing the ground floor is a beautifully refitted modern family shower room finished to a high standard.

To the first floor, there are three well-proportioned bedrooms, all offering excellent natural light and comfortable living accommodation.

Externally, the home also benefits from a private rear courtyard, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Ideally situated within a sought-after coastal location, the property is close to local schools, shops, transport links, scenic coastal walks, and a range of everyday amenities, combining practicality, comfort, and strong investment potential.

Early viewing is highly recommended to fully appreciate the size, quality, and potential this lovely property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £69,500

Property Type: Terraced House

USPs: Garden

Parking: Off Street, Driveway

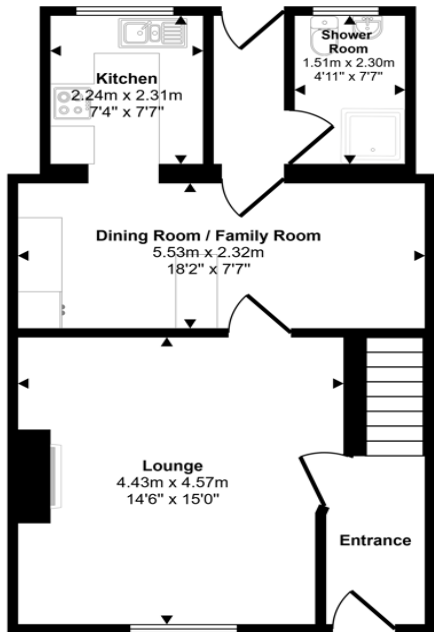
Heating: Gas

Electric: National Grid

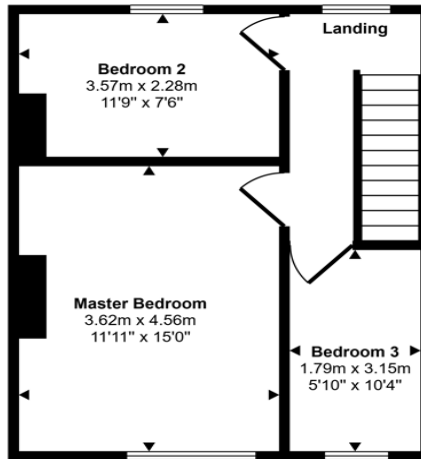
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
92 sq m / 986 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft



First Floor  
Approx 38 sq m / 414 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>		
(69-80) <b>C</b>	73	78
(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	

Browning Street, Easington, Peterlee, Durham, SR8 3RY

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

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