



### 3 bed end of terrace house to buy in SR8

Polden Close, Peterlee, Durham, SR8 2LQ

**£75,000**

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Three-bedroom end-terrace home
- ✓ Central Peterlee Location
- ✓ Well maintained throughout
- ✓ Private rear garden
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Ducted Air
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Charming Three-Bedroom End-Terrace Home in a Prime Peterlee Location

Now on the market, this charming three-bedroom end-terrace home is superbly located in the heart of Peterlee. Blending contemporary touches with traditional features, the property offers a comfortable and welcoming living environment ideal for families, professionals, and investors alike.

Upon entering, you are greeted by a generously sized reception room, perfect for both entertaining guests and relaxing with family. The space comfortably accommodates a large dining table or additional seating area, providing excellent flexibility. The ground floor also features a well-equipped fitted kitchen, offering ample storage and workspace.

Upstairs, the property boasts three well-proportioned and light-filled bedrooms, each offering plenty of storage and versatility—ideal for a growing family, home office, or hobby space.

The modern, fully fitted bathroom has been maintained to a high standard and benefits from both bath and shower facilities.

Further advantages include plentiful storage throughout the home and a generous private rear garden, perfect for gardening, outdoor dining, or summer barbecues.

Situated in a popular and well-connected area of Peterlee, the property enjoys easy access to local shops, transport links, and amenities. The town offers a vibrant community atmosphere.

This attractive end-terrace home also represents a strong investment opportunity, with a potential rental income of approximately £700 per calendar month, making it ideal for buy-to-let investors as well as owner-occupiers.

This delightful property perfectly encapsulates easy living within a friendly, neighbourly community. Early viewing is highly recommended.

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

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: End of terrace house

USPs: Garden, Chain free

Parking: Allocated

Heating: Ducted Air

Electric: National Grid

Water: Direct mains water

## External Front



## Entrance Hallway



## Kitchen

3.47m x 2.10m (11'4" x 6'10")



## Dining Area

3.13m x 2.50m (10'3" x 8'2")



## Lounge

3.59m x 3.27m (11'9" x 10'8")



## 1ST FLOOR:

## Landing



## Bedroom One

3.59m x 2.57m (11'9" x 8'5")



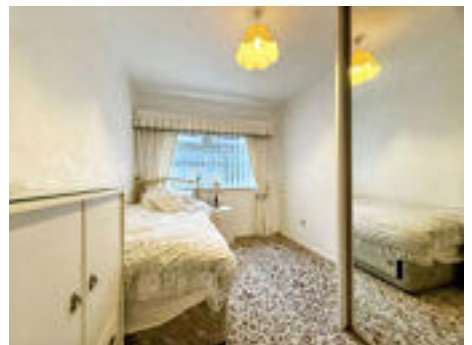
## Bedroom Three

3.01m x 1.80m (9'10" x 5'10")



## Bedroom Two

3.67m x 2.50m (12'0" x 8'2")

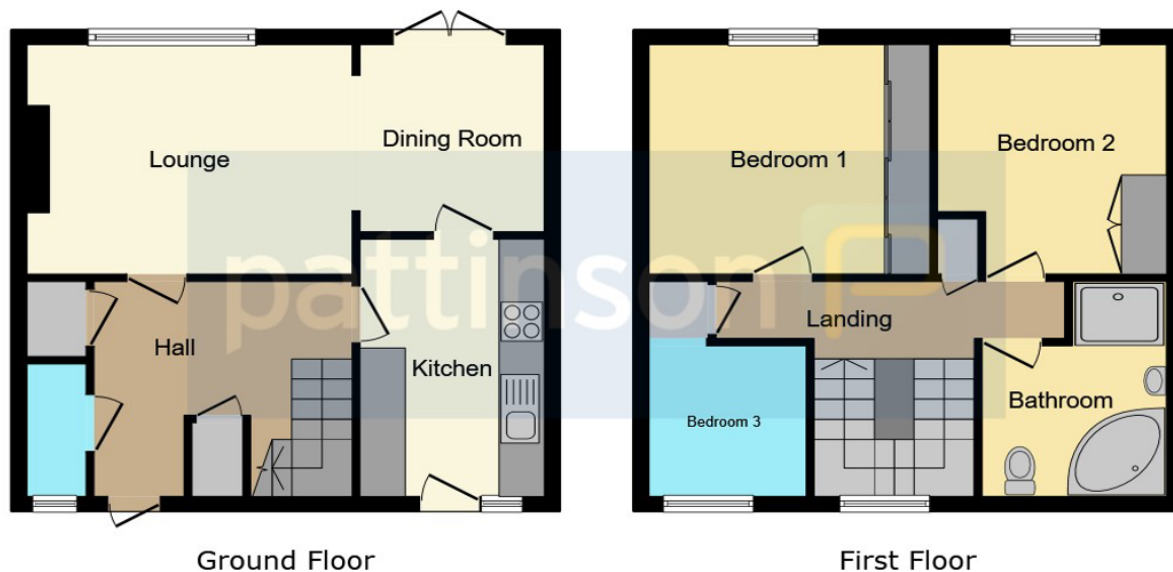


## Family Bathroom



## External Rear





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>			73
(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	

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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