



## 2 bed terraced house to buy in

Northampton Road, Peterlee, Durham,  
SR8 2BY

**£92,500**

 x 2  x 1  x 1

Tenure

Size

**Freehold**

**797 sq ft / 74 sq m**

## Property features

- ✓ No onward chain
- ✓ Two spacious double bedrooms
- ✓ Well maintained throughout
- ✓ Open aspect overlooking grassed
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

No Onward Chain | Two Double Bedrooms | South-West Facing Rear Garden | Open Front Aspect | Central Peterlee Location

Offered to the market with no onward chain, this well-maintained two-bedroom terraced home occupies a desirable position within a sought-after central Peterlee location, enjoying an attractive open aspect to the front overlooking grassed fields.

The property has been lovingly cared for by the current owner and offers spacious, ready-to-move-into accommodation throughout. Upon entering, you are welcomed into a generous reception room, providing an ideal space for both everyday living and entertaining. The well-appointed kitchen offers ample storage and workspace, with access to the rear garden.

To the first floor are two spacious double bedrooms and a well-presented family bathroom, conveniently located on the upper floor. Both bedrooms offer excellent proportions and plenty of room for storage.

Externally, the property benefits from a sunny south-west facing rear garden, creating the perfect space for relaxing, outdoor dining, or family enjoyment. To the front, the open outlook across grassed fields provides a pleasant setting and enhances the property's sense of space and privacy.

Ideally positioned close to local shops, schools, leisure facilities, and transport links, this property will appeal to a wide range of purchasers, including first-time buyers, downsizers, and investors. With a potential rental income of approximately £700 per calendar month, it also represents an attractive buy-to-let opportunity.

Early viewing is highly recommended to appreciate the accommodation, location, and excellent value this home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £92,500

Property Type: Terraced House

Build Size: 74 sq m

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Lounge

4.90m x 3.28m (16'0" x 10'9")



## Kitchen

5.46m x 4.47m (17'10" x 14'7")



## Bedroom One

4.82m x 2.76m (15'9" x 9'0")

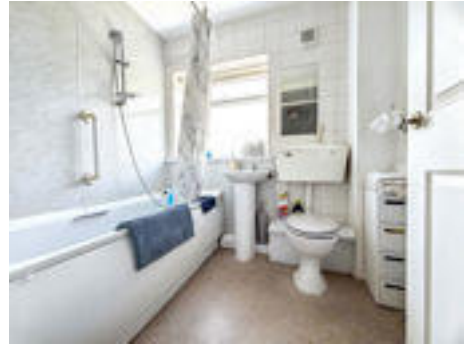


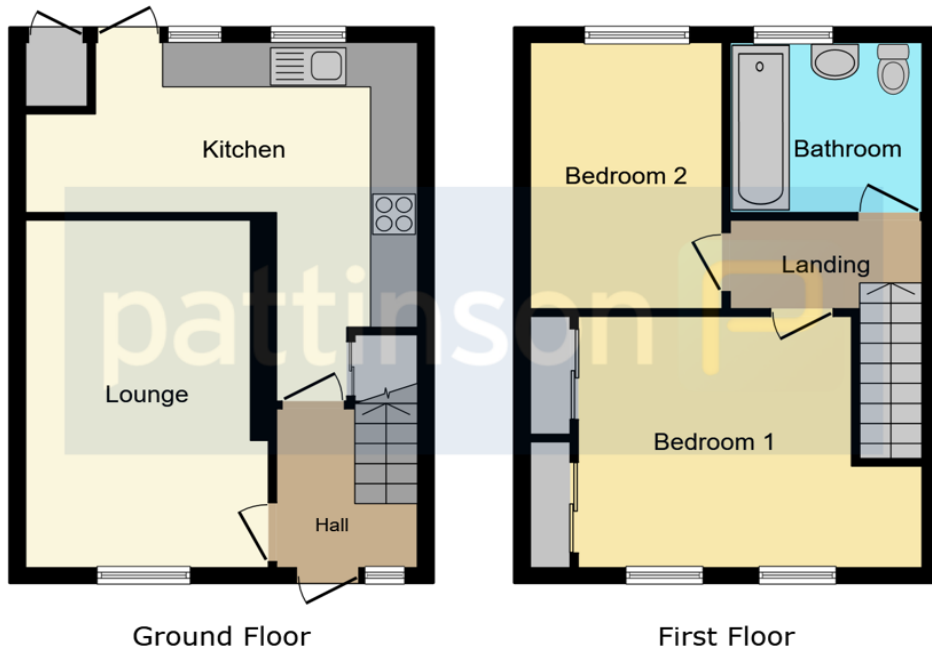
## Bedroom Two

3.78m x 3.20m (12'4" x 10'5")



## Family Bathroom





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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>		74	79
(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	

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