



Christchurch Place

Peterlee SR8 2NR

£70,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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.



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- Investment opportunity
- EPC RATING - C
- Ground floor WC

- Available with tenants if required
- Open plan kitchen and dining room
- Enclosed rear garden

- Three bedrooms
- Spacious living room
- Popular location

This spacious three bedroom semi detached property is situated with easy access to Peterlee town centre. The property benefits from gas central heating and double glazing and is close to local amenities and schools. It is ideal for growing families or Buy To Let investors, with tenants already in place.

With a floor plan comprising of an entrance hall with ground floor WC, large living room and open plan kitchen and dining room. To the first floor there are two double bedrooms, a single bedroom and bathroom. Externally there is an enclosed garden to the rear.

Viewing is highly recommended.

GROUND FLOOR

Entrance Hall

Having stairs leading to the first floor, laminate flooring and storage cupboard.

WC

Comprising of a WC, hand basin, laminate flooring and double glazed window.

Living Room

16'0" x 10'7" (4.88 x 3.25)

Spacious living room with a double glazed window and two radiators.

Open Plan Kitchen and Dining Room

14'0" x 10'0" (4.27 x 3.05)

Open plan kitchen and dining room which is ideal for modern living.

The kitchen is fitted with a range of wall and base units having contrasting work tops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over and plumbing for a washing machine. Further features include two double glazed windows, tiled splashbacks, laminate flooring, a radiator and external door to the garden.

FIRST FLOOR

Landing

With access to the loft and two storage cupboards.

Bedroom One

12'11" x 8'11" (3.96 x 2.74)

Double bedroom with a double glazed window and radiator.

Bedroom Two

10'0" x 8'11" (3.05 x 2.74)

Double bedroom with a double glazed window, built in wardrobe and radiator.

Bedroom Three

9'6" x 6'5" (2.92 x 1.96)

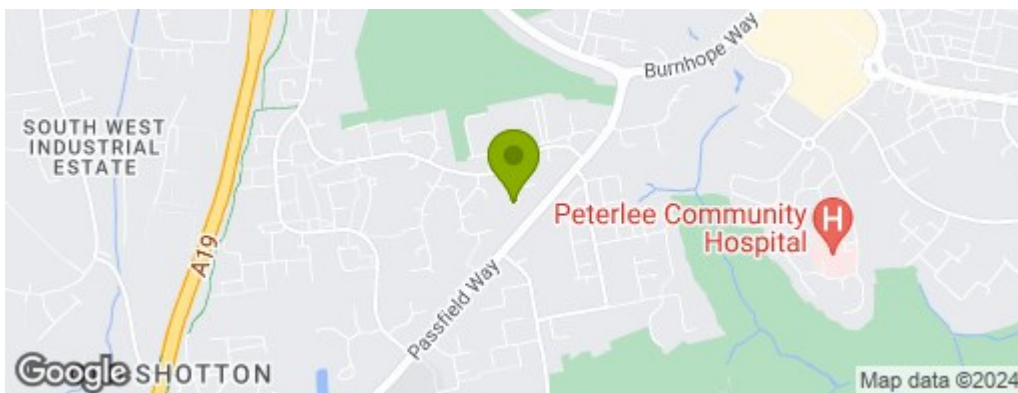
Further well proportioned bedroom with a double glazed window, laminate flooring and radiator.

Bathroom/WC

Comprising of a panelled bath with shower over, pedestal wash basin and WC. With tiled splashbacks, radiator and double glazed opaque window.

EXTERNAL

Externally is a low maintenance, enclosed garden with patio area.



Property Information

EPC RATING - C : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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