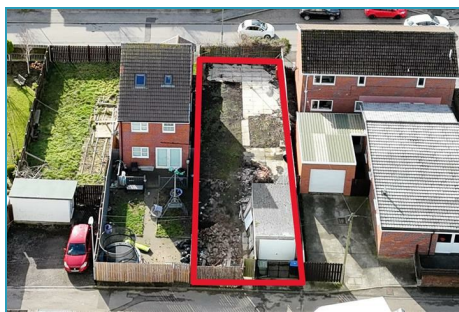





Seaside Lane South, Peterlee, SR8 3PN



 3
  1
  2
  70

Offers In The Region Of £125,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Renovated 3-Bed Home with SHOVEL-READY Development Plot (Full Planning Secured!)

Location: Seaside Lane South, Easington

Price: Offers In Region Of £125,000

Description:

Seize a rare and valuable combination! Offered is a renovated 3-bedroom end-terrace house, presenting modern living that only requires flooring. Behind this appealing home sits an adjacent development plot boasting FULL PLANNING PERMISSION GRANTED and ready for immediate construction.

The Home:

This fully updated property features new concrete floors and full Wykamol membrane installation. Benefits from a complete electrical rewire, new plumbing system, and fresh plasterwork. Heating/hot water via new Baxi combi boiler. Includes contemporary fitted kitchen, modern white bathroom suite, with shower bath, new internal doors/skirting. Three bedrooms, rear off-road parking for 2 vehicles. Ready for immediate occupation – simply install flooring.

The Development Plot - Ready To Go:

A compelling aspect – substantial plot with FULL & FINAL PLANNING PERMISSION SECURED, including completed S106 Agreement. Eliminates planning uncertainty, time, cost. Development can commence immediately.

Approved Plans: Detached 3-bed family home (master ensuite), dedicated parking.
Existing Garage: Large, secure detached garage on plot (storage/workshop).
Value Add: Rare chance to build, add significant value, or generate rental yield.

Ideal For:

Property developers seeking a project they can start immediately. Investors looking for strong potential returns with planning certainty. Homeowners desiring a renovated residence with options to build next door (family/sale/rent). Builders looking for their next guaranteed project will appreciate this.

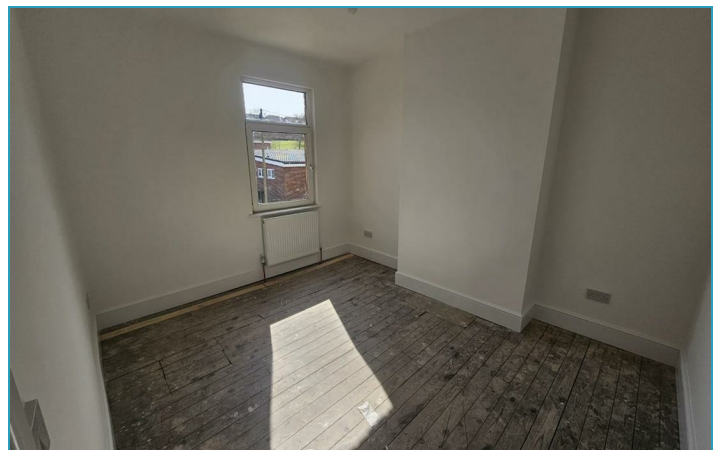
Viewing:

Viewing essential to grasp the quality of the renovation and potential of the consented development plot. Contact Evenmore Properties today to arrange your viewing.

Kitchen	Living Room	Master Bedroom
13'5" x 9'0" (4.10m x 2.74m)	10'11" x 12'4" (3.32m x 3.76m)	10'0" x 16'1" (3.05m x 4.91m)
Kitchen	Cupboard	Landing
13'5" x 9'0" (4.10m x 2.74m)	Cupboard	Landing
Dining Area	Bedroom 2	Bathroom
11'10" x 12'4" (3.61m x 3.76m)	12'9" x 9'9" (3.88m x 2.97m)	Bathroom
Dining Area	Bedroom 2	Bedroom 3
11'10" x 12'4" (3.61m x 3.76m)	12'9" x 9'9" (3.88m x 2.97m)	4'6" x 9'0" (1.38m x 2.74m)
Living Room	Master Bedroom	Bedroom 3
10'11" x 12'4" (3.32m x 3.76m)	10'0" x 16'1" (3.05m x 4.91m)	4'6" x 9'0" (1.38m x 2.74m)

- Includes Planning approved: 3-storey townhouse
 - Freehold, 3-bed end-terrace
 - New floors, damp-proofed
 - New kitchen & bathroom
 - No chain, quick sale possible
- Section 106 complete, ready to build
 - Fully renovated, move-in ready
 - Complete re-wire & plumbing
 - Rear off-road parking
 - Newbuild 3 Storey 3 Beds





Floor Plan

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.