



**Jarvis Road**

Peterlee SR8 5EJ

Offers In The Region Of £90,000





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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# Jarvis Road

Peterlee SR8 5EJ



- No chain involved
- EPC RATING - C
- Ground floor WC

- Two bedrooms
- New carpets
- Garden and driveway

- Newly decorated throughout
- Modern fixtures and fittings
- Perfect starter home or investment

The well planned accommodation comprises of a welcoming entrance hall with useful ground floor WC, a spacious living room with French doors opening in to the rear garden and a contemporary kitchen with useful utility cupboard. To the first floor the master bedroom has a large built in wardrobe, there is a further single bedroom also having a built in wardrobe and stylish bathroom. Externally there is a driveway for parking, a lawned garden to the front and an enclosed, low maintenance garden to the rear. The property has also modern conveniences including UPVC double glazing, combi gas central heating and a security alarm system.

Jarvis Road is perfectly located within easy reach of amenities including shops and schools.

Viewing is essential for full appreciation

## GROUND FLOOR

### Entrance Hall

Entered via UPVC double glazed door. Having stairs leading to the first floor, an understairs storage cupboard, laminate flooring and radiator.

### WC

With WC, hand wash basin to vanity unit, a radiator, laminate flooring and radiator.

### Kitchen

11'9" x 6'2" (3.60 x 1.88)

Fitted with a contemporary range of wall and floor units having contrasting worktops incorporating a stainless steel and drainer unit with mixer tap, a built in oven and hob with stainless steel extractor over and plumbing for a dishwasher and fridge/freezer. Further features include a UPVC double glazed window to the front, wall mounted combi gas central heating boiler, tiled splashbacks and laminate flooring. Also having a utility cupboard with plumbing for a washing machine and fridge/freezer space.

### Living Room

12'7" x 11'10" (3.86 x 3.63)

Having UPVC double glazed French doors opening in to the rear garden, a UPVC double glazed window to the rear, coving, two radiators, TV and telephone points.

## FIRST FLOOR

### Landing

With a storage cupboard and access to the loft.

### Bedroom One

11'6" x 10'2" (3.51 x 3.10)

Generous double bedroom with a UPVC double glazed window to the front, radiator and large built in wardrobe.

### Bedroom Two

9'3" x 6'7" (2.84 x 2.02)

Having a UPVC double glazed window to the rear, built in wardrobe and radiator.

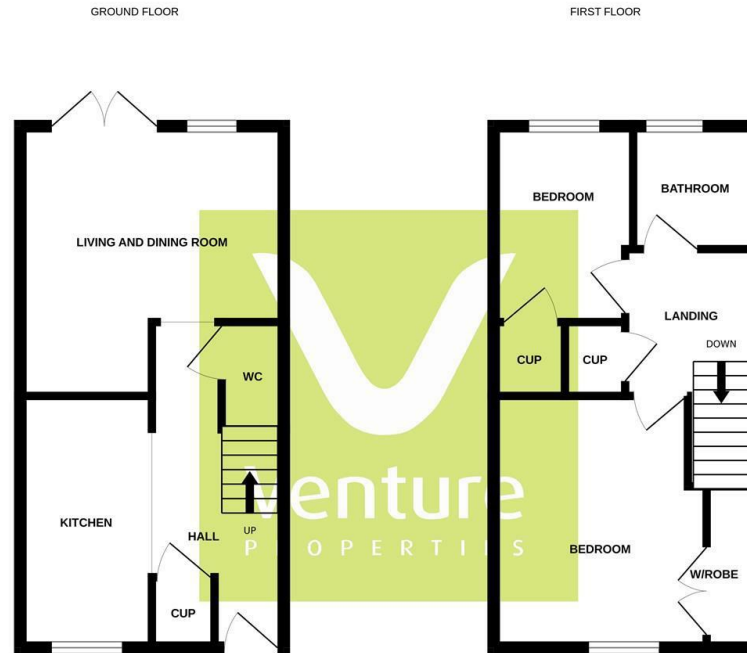
### Bathroom/WC

9'3" x 6'7" (2.84 x 2.02)

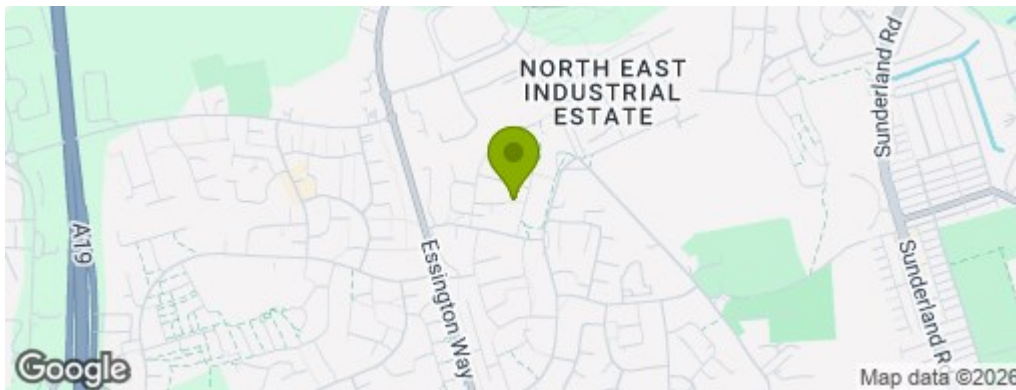
Fitted with a modern white suite comprising of a panelled bath with mains fed shower over, pedestal wash basin and WC. Having tiled splashbacks, radiator, a vanity unit, extractor fan and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a lawned garden which extends down to the side having planted borders, whilst to the rear is an enclosed, low maintenance fully paved garden with access gate. There is also a double length driveway located to the side of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix i2020.



## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Check via OFCOM website.  
 Mobile Signal/covrage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: B Annual price: £2039 (Maximum 2026)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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