



### 3 bed terraced house to buy in

Pentland Close, Peterlee, Durham, SR8 2LB

**£74,950**

 x 3  x 2  x 2

Tenure

**Freehold**

### Property features

- ✓ Ideal Investment Opportunity
- ✓ Tenant In Situ - Achieving £600
- ✓ Three Bedrooms
- ✓ Modern Kitchen
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*THREE BEDROOMS\*\*OPEN PLAN LOUNGE/DINING ROOM\*\*ECLOSED REAR GARDEN\*\*LONGTERM TENANT IN SITU - ACHIEVING £600 PCM\*\***

Pattinson Estate Agents are delighted to bring to the market this well presented three bed home, ideally situated in Pentland Close, Peterlee. Perfectly located within close proximity to local shops and amenities, great public transport & major road links via the A19 . This family residence is within walking distance to popular local schools and Castle Eden Dene Nature Reserve, as well a being a short drive to Peterlee Town Centre, The Coast, Sunderland & Durham City Centre's

This brilliant investment opportunity briefly consists of:- Entrance/hallway, open plan lounge/dining room, modern kitchen and a downstairs W.C. To the first floor lies three bedrooms and three piece bathroom, externally to the front there is an open garden and to the rear there is a fully enclosed garden.

Early viewings come highly recommended to appreciate this excellent investment opportunity. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £74,950

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance

Property entrance leading to the hallway.

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## Lounge/Dining Room

3.71m x 6.63m (12'2" x 21'9")

Open plan lounge/diner with carpet flooring, two radiator, two double glazed front aspect windows and a external door.



## Kitchen

3.02m x 3.64m (9'10" x 11'11")

Modern kitchen benefiting from a range of upper, lower and full length units with contrasting work surface, plumbing for washing machine, integrated fridge/freezer and oven with a hob.



## Ground Floor W.C

2.18m x 0.89m (7'1" x 2'11")

Convenient downstairs W.C with a hand wash basin, tile flooring, partly tiled walls and a double glazed rear aspect window.



## Bedroom One

3.86m x 3.27m (12'7" x 10'8")

Double bedroom with carpet flooring, radiator and a double glazed front aspect window.



## Bedroom Two

3.90m x 3.27m (12'9" x 10'8")

Double bedroom with carpet flooring, radiator and a double glazed front aspect window.



## Bedroom Three

2.11m x 1.78m (6'11" x 5'10")

Third bedroom with carpet flooring, storage cupboard, radiator and a double glazed rear aspect window.



## Bathroom

2.11m x 1.78m (6'11" x 5'10")

Three piece bathroom benefiting from a paneled bath, hand wash basin and W.C. Tile flooring and wall, radiator and a double glazed rear aspect window.




## External

Externally to front there is an open garden and to the rear lies a fully enclosed garden laid to lawn with a patio area





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>		80
(55-68) <b>D</b>	68	
(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 

Pentland Close, Peterlee, Durham, SR8 2LB

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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