



## 2 bed terraced house to buy in

Ashton Street, Easington, Peterlee,  
Durham, SR8 3QQ

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ No Onward Chain
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Return
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this impressive two-bedroom terraced property situated on Ashton Street, Easington.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises: living room, kitchen and a family bathroom are located on ground floor. Two bedrooms are located on the first floor.

Externally the property offers on street parking to the front elevation. Fully enclosed courtyard to the rear elevation.

This property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £49,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Entrance Way

1.70m x 1.00m (5'6" x 3'3")

Access via UPVC door and laminate flooring.



## Living Room

4.30m x 3.50m (14'1" x 11'5")

Double glazed window to the front elevation, media wall, radiator and laminate flooring.



## Kitchen

3.30m x 2.10m (10'9" x 6'10")

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, electric cooker with oven, plumbed for washing machine and dryer, laminate flooring and UPVC door leading to the courtyard.



## Bathroom

2.00m x 1.60m (6'6" x 5'2")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator, cladded walls and vinyl flooring.



## Bedroom 1

4.40m x 4.30m (14'5" x 14'1")

Double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Bedroom 2

3.00m x 2.00m (9'10" x 6'6")

Double glazed window to the rear elevation, radiator and laminate flooring.




## External Rear

Fully enclosed courtyard to the rear elevation.





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>		71	78
(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 	

Ashton Street, Easington, Peterlee, Durham, SR8 3QQ

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/>

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.

