



### 3 bed terraced house to buy in

North Crescent, Easington Village,  
Peterlee, Durham, SR8 3EG

**£58,000**

 x 3  x 1  x 1

Tenure

Size

**Freehold**

**775 sq ft / 72 sq m**

### Property features

- ✓ Three-bedroom mid-link home
- ✓ Recently fitted kitchen &
- ✓ Gas central heating & double
- ✓ Potential rental income £675pcm
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Three-Bedroom Mid-Link Home | Recently Fitted Kitchen and Bathroom/WC/Wet Room | Potential Rental Income £675pcm (10.8% Annual Yield) | Cheapest 3-Bed in Easington Village

A fantastic opportunity, this spacious three-bedroom mid-link home is conveniently located close to local shops, amenities, transport links, and local primary and secondary schools. The property benefits from gas central heating, double glazing, and features a recently fitted kitchen, bathroom/wet room, and W/C.

The ground floor comprises an entrance hallway, lounge, fitted kitchen/diner, bathroom/WC/wet room, and rear porch, while the first floor offers a spacious master bedroom and two further well-appointed bedrooms.

Externally, the property features enclosed front and rear lawned gardens.

This home is ideal for first-time buyers, second-time buyers, downsizers, or investors. It represents an excellent opportunity to create a comfortable family property or a rental investment with an estimated income of £675 per calendar month, equating to a 10.8% annual yield. Being the cheapest three-bedroom property currently available in Easington Village, it offers unbeatable value.

Council Tax Band: A

Tenure: Freehold

Price: £58,000

Property Type: Terraced House

Build Size: 72 sq m

USPs: Garden

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Lounge

4.40m x 3.75m (14'5" x 12'3")



## Kitchen Diner

3.86m x 3.61m (12'7" x 11'10")



## Family Bathroom



## W/c



## Bedroom One

4.54m x 2.77m (14'10" x 9'1")



## Bedroom Two

3.79m x 2.83.00m (12'5" x 9'28'5")

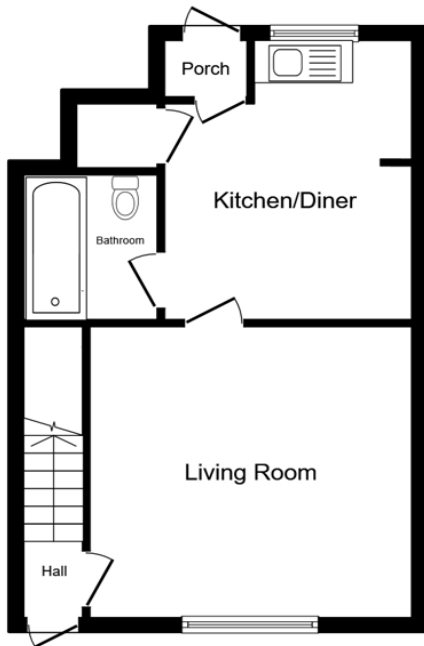


## Bedroom Three

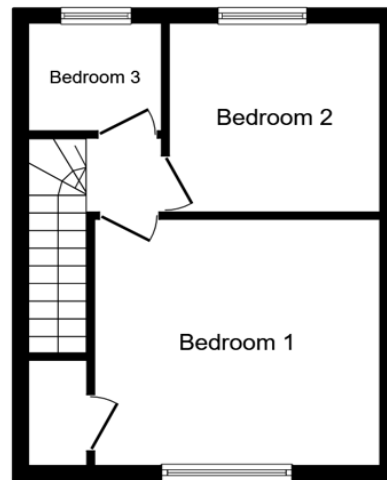
2.75m x 1.81m (9'0" x 5'11")

## External Rear





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

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