



### 3 bed terraced house to buy in

South Terrace, Peterlee, Durham, SR8 4NG

# £94,995

🛏 x3 🪑 x2 🚿 x2

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Three/four-bedroom home
- ✓ Open views across local football and rugby pitches
- ✓ Major refurbishment completed within the last five years
- ✓ Two spacious reception rooms with flexible living potential
- ✓ EPC Rating D

## Key Information

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

## Description

We are delighted to offer for sale this immaculate and exceptionally spacious three/four-bedroom end-terraced home, superbly located on the ever-popular South Terrace, Horden, Peterlee, enjoying open views across local football and rugby pitches.

Properties along this street are well known for their generous proportions, and this home is no exception, having undergone a major refurbishment within the last five years. The accommodation briefly comprises two spacious reception rooms, the main one with feature log burner, but both filled with natural light and offering flexible living space ideal for family life, an additional bedroom, or working from home.

The property offers three well-proportioned bedrooms, with further versatile landing space that can be utilised as a home office or dressing room, depending on individual needs. Of particular note is the impressive loft room, currently used as the master bedroom, which is exceptionally spacious and features a luxurious free-standing bath, creating a truly unique and stylish retreat.

The home further benefits from two modern bathrooms, finished to a high standard.

There is a well-sized refitted kitchen, providing excellent scope for buyers to personalise and create a bespoke cooking and dining space to suit their own tastes and lifestyle.

Externally, the property enjoys the rare advantage of gardens to three sides, offering excellent outdoor space for families, entertaining and additional storage.

Additional benefits include gas central heating via a combination boiler and full double glazing throughout.

Situated within a quiet residential area while remaining conveniently placed for local amenities, schools and transport links, this property would make a fantastic family home or a rewarding investment opportunity.

Early viewing is highly recommended to fully appreciate the size, location and outstanding features this impressive home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £94,995

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

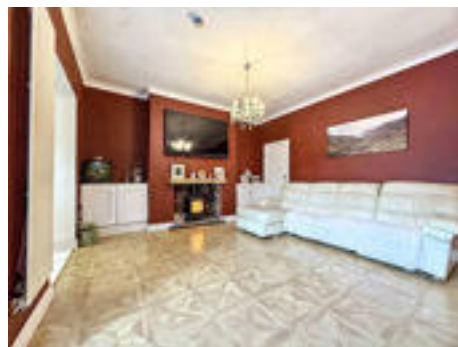
## External Front



## Entrance Hall



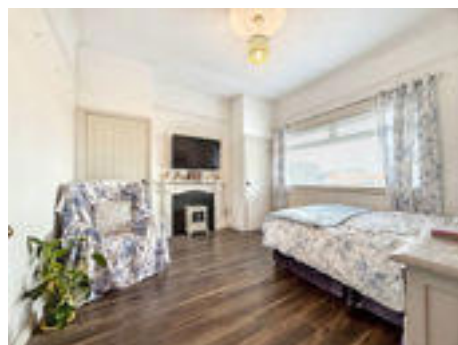
## Lounge Diner



## Kitchen



## Second Reception / Bedroom



## Lower Shower Room



---

## FRIST FLOOR:

---

## Landing



---

## Bedroom One



---

## Bedroom Two



---

## Bedroom Three



## Upper Shower Room



## Second Landing



## SECOND FLOOR:

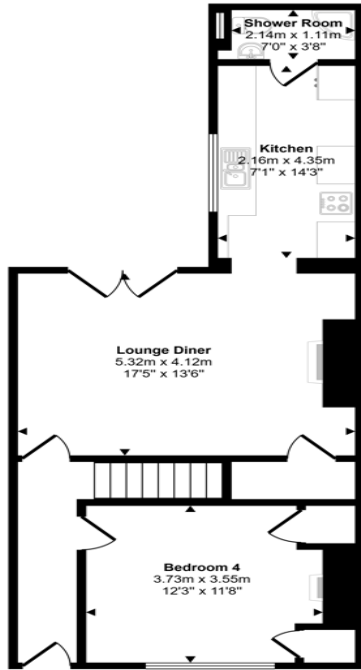
## Loft Room



## External Rear

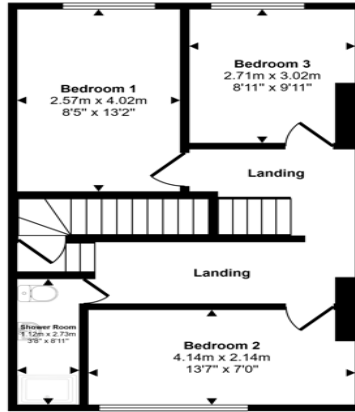


Approx Gross Internal Area  
142 sq m / 1526 sq ft

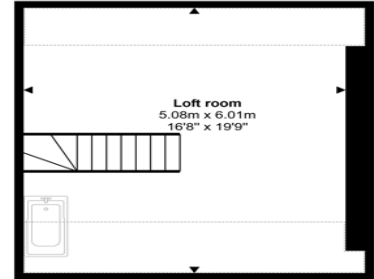


Ground Floor  
Approx 61 sq m / 661 sq ft

Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 516 sq ft



Second Floor  
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

South Terrace, Peterlee, Durham, SR8 4NG

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.

