



## 2 bed semi-detached house to buy in SR8

Amersham Crescent, Peterlee, Durham, SR8 5JJ

**£75,000**

🏠 x2 🚗 x1 🚗 x1

Tenure

**Freehold**

Off Street parking

Garden

## Property features

- ✓ No onward chain
- ✓ Two-bedroom semi-detached
- ✓ Ideal first-time buy or investment opportunity
- ✓ Potential rental income of £675
- ✓ 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

No Onward Chain | Potential Rental Income £675 PCM | Separate Study / Walk-In Wardrobe | Generous Plot & Garden

Presenting this charming two-bedroom semi-detached home in the heart of Peterlee, offered with no onward chain for a smooth and hassle-free purchase.

Step inside to a cosy and welcoming reception room—perfect for both relaxing and entertaining. The kitchen is fully functional, providing a practical space for everyday living.

A standout feature of this home is the versatile additional room upstairs, ideal for use as a separate study, walk-in wardrobe, or useful storage space—perfect for modern lifestyles.

The property offers two well-proportioned bedrooms, both bright and airy with plenty of natural light, along with a well-maintained bathroom featuring a clean finish.

Externally, the home occupies a generous plot with a spacious garden—ideal for outdoor dining, relaxing, or future potential.

Located in a friendly and convenient area of Peterlee, the property is close to a range of local amenities including shops, schools, and leisure facilities.

With a potential rental income of approximately £675 PCM, this property also presents an excellent opportunity for investors.

A fantastic opportunity for first-time buyers or investors alike—contact Pattinson Estate Agents today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Semi-detached house

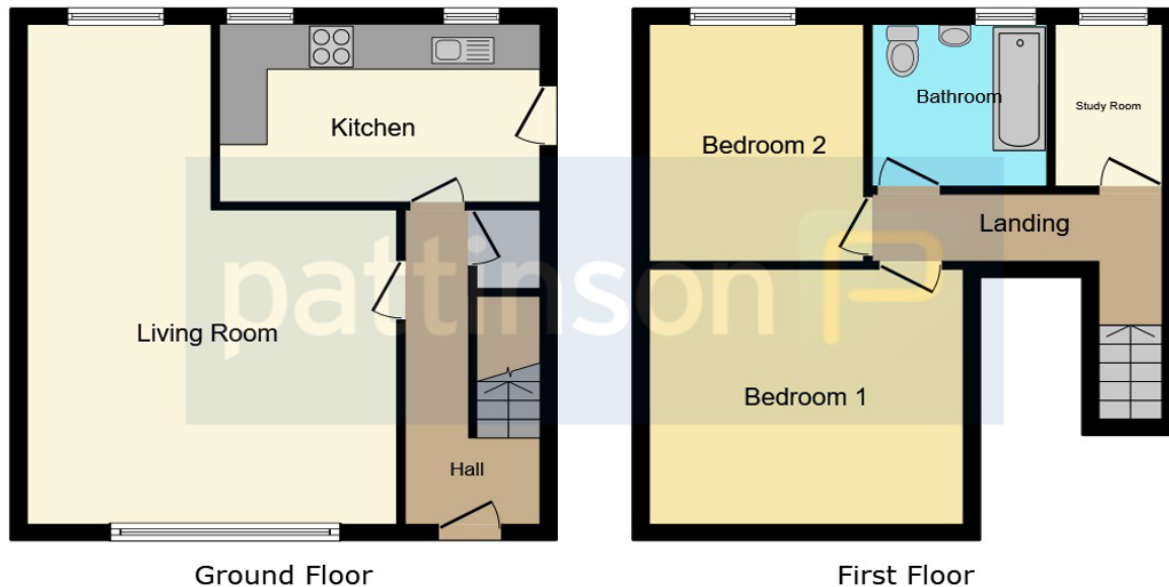
USPs: Garden, Chain free

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water



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>			
(69-80) <b>C</b>			78
(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	

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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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