



3 bed semi-detached house to buy in SR8

Wilson Place, Peterlee, Peterlee, Durham, SR8 5DZ

£100,000 Offers Over

 x3  x1  x2

Tenure

Freehold

Property features

- ✓ Double Glazing & Gas Central
- ✓ 3 Bedroom Tenanted Investment Achieving £600/m
- ✓ Freehold, Council Tax Band A.
- ✓ Can be sold vacant possession
- ✓ EPC Rating D

On Street parking

Key Information

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

Description

This 3 Bedroom property situated in a sought-after quiet cul-de-sac, is offered to the market as a turn-key tenanted investment. The generously proportion family home offers the additional benefit of double glazing throughout, gas fired central heating and gardens front and rear.

Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, utility and rear porch. To the first floor three bedrooms, family bathroom and separate W/C.

Wilson Place, Peterlee, is ideally positioned for close and convenient access to local amenities, schools, and transport links.

The vendor is also able to offer the property as vacant possession.

360 Video Tour: <https://tours.pattinson.co.uk/ltour/Njc5ZTNiMTMzZWRjZTQuNTg4NzgzMjI->

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £100,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Front External

Garden to the front with concrete path to front door. Brick and hedge boundary. Side access gate to rear garden.



Front Porch

0.87m x 1.40m (2'10" x 4'7")

uPVC front door, uPVC clad walls with double glazed window to side aspect. Barrier mat flooring and lighting.

Hallway

3.97m x 1.58m (13'0" x 5'2")

Timber entrance door, carpeted floor, painted papered walls, under stairs storage, stairs to first floor and access to living room, dining room, utility room and kitchen. Double glazed window to side aspect and central heating radiator.

Living Room

3.97m x 3.04m (13'0" x 9'11")

Carpeted floor, painted papered walls, double glazed bay window to front aspect and central heating radiator. Decorative light fitting and wall lights.



Dining Room

3.01m x 1.51m (9'10" x 4'11")

Carpeted floor, papered walls, double glazed window to front aspect and central heating radiator. Serving hatch to kitchen.



Kitchen

2.54m x 2.48m (8'4" x 8'1")

Vinyl floor, painted plastered walls, double glazed window to rear aspect and central heating radiator. Assorted wall and base units, roll-top work surface, integrated electric oven and hob with extractor hood. Stainless steel sink with mixer tap and gas fired combi boiler.



Utility

2.47m x 1.51m (8'1" x 4'11")

Vinyl flooring, painted plastered walls, double glazed window to rear aspect and central heating radiator. Space / plumbing for washing machine and dryer. Roll-top worksurface.

Rear Porch

1.24m x 0.91m (4'0" x 2'11")

Vinyl flooring, painted plastered walls, uPVC door to rear garden, space for fridge freezer and storage cupboard.

Landing and Stairs

Carpeted floor, painted papered walls, double glazed window to rear aspect and central heating radiator. Timber banisters, storage cupboards and loft access.

Bedroom 1

3.59m x 3.07m (11'9" x 10'0")

Carpeted floor, papered walls, double glazed window to front aspect and central heating radiator.



Bedroom 2

3.41m x 2.67m (11'2" x 8'9")

Carpeted floor, painted papered walls, double glazed window to front aspect and central heating radiator.



Bedroom 3

3.54m x 2.62m (11'7" x 8'7")

Carpeted floor, painted papered walls, double glazed window to rear aspect and central heating radiator.



WC

1.70m x 0.81m (5'6" x 2'7")

Vinyl floor, close-couple WC and double glazed window to rear aspect



Bathroom

1.64m x 1.52m (5'4" x 4'11")

Vinyl floor, uPVC clad walls, panel bath with electric over head shower and screen. Wash hand basin and pedestal, double glazed window to the rear aspect and central heating radiator.

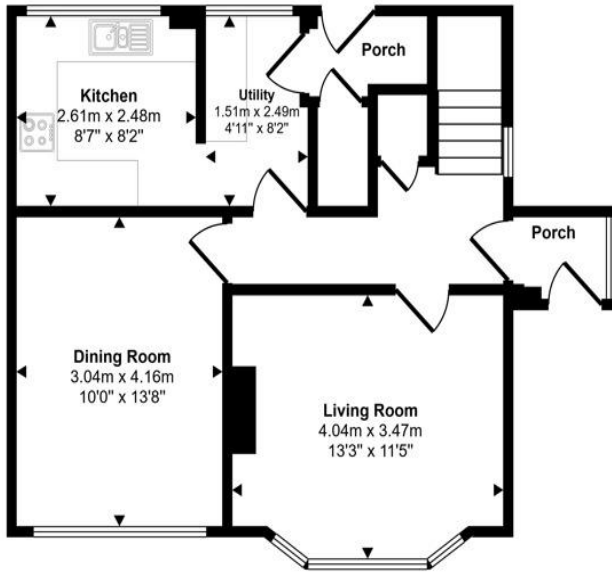


Rear External

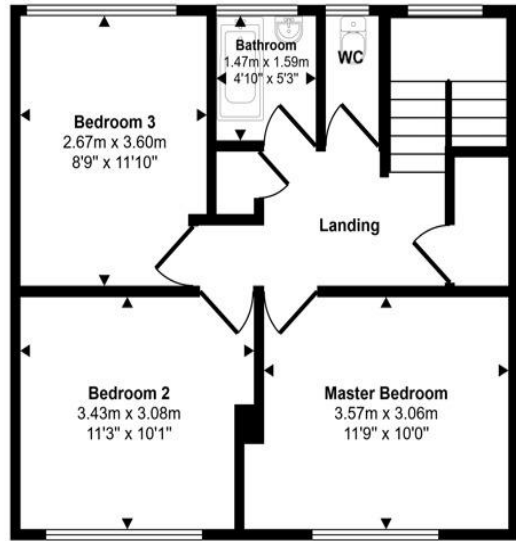
Mainly laid to lawn, with paved walkway, timber boundary fencing and side gate to front aspect.



Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft



First Floor
Approx 48 sq m / 518 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Wilson Place, Peterlee, Peterlee, Durham, SR8 5DZ

Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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