



### 3 bed terraced house to buy in

Acre Rigg Road, Peterlee, Peterlee,  
Durham, SR8 2DU

**£109,995**

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Turn-key ready
- ✓ 3 bedroom Home
- ✓ High-Spec Integrated Kitchen
- ✓ Separate Utility Room
- ✓ EPC Rating D

On 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

Turn-Key Ready – Immaculately Presented 3-Bedroom Family Home

Nestled in a desirable central location, set back from the road for added privacy, this beautifully maintained three-bedroom family home offers stylish living with convenience at its core. Within close reach of local amenities, excellent schools, and superb transport links, this property is ideal for families and professionals alike.

Step inside to discover a spacious open-plan lounge and dining area, perfect for modern living and entertaining. The heart of the home is a stunning refitted kitchen, completed just three years ago, featuring high-spec integrated appliances, premium fixtures and fittings, and sleek finishes. A separate utility room adds extra convenience and practicality.

Upstairs, you'll find two generously sized double bedrooms and a well-proportioned single room – perfect for a child's bedroom, home office, or guest space. The contemporary family shower room, also recently upgraded, boasts a chic, modern design with high-quality fittings.

The property is immaculately presented throughout, with tasteful, neutral décor and a true turn-key feel – just move in and make it your own. Additional benefits include gas central heating, double-glazed windows, and a secure composite front door.

Outside, the home enjoys well-maintained front and rear gardens, including a lovely patio area ideal for summer gatherings or simply relaxing outdoors.

This is a fantastic opportunity to own a move-in-ready home in a prime location. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £109,995

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front

Open plan front garden, laid to lawn garden with path and gravel boarder.



## Porch

2.31m x 1.01m (7'6" x 3'3")

Composite front external entrance door, two double glazed windows to the front elevation, laminate flooring and access into;



## Dining Area

2.97m x 2.33m (9'8" x 7'7")

Built in Banquette bench with storage, laminate flooring, stairs to first floor landing, open to:



## Lounge

3.75m x 3.12m (12'3" x 10'2")

Double glazed bay window to the front elevation, gas fire with surround, radiator, laminate flooring.



## Kitchen

3.37m x 2.33m (11'0" x 7'7")

Fitted with a range of 'Wren' wall and base units with complementing quartz work surfaces, integrated fridge/freezer, integrated wine cooler, Bosch electric hob, electric oven, extractor fan, inset sink with drainer and boiling mixer tap, radiator, ceramic tiles, spotlights to ceiling, double glazed windows to the rear elevation



## Utility Room

2.74m x 2.38m (8'11" x 7'9")

Belfast Sink, plumbing for washing machine, 2x storage cupboards, boiler, radiator, ceramic tiles, double glazed window to the rear elevation, Upvc door to the rear garden



## 1ST FLOOR:

### Landing

Radiator, Loft Access



### Bedroom One

3.73m x 3.20m (12'2" x 10'5")

Double glazed window to the front elevation, radiator and carpeted flooring



### Bedroom Two

3.75m x 3.40m (12'3" x 11'1")

Double glazed window to the rear elevation, radiator and carpeted flooring



### Bedroom Three

2.76m x 2.31m (9'0" x 7'6")

Double glazed window to the front elevation, radiator and carpeted flooring



## Family Shower Room

2.36m x 1.37m (7'8" x 4'5")

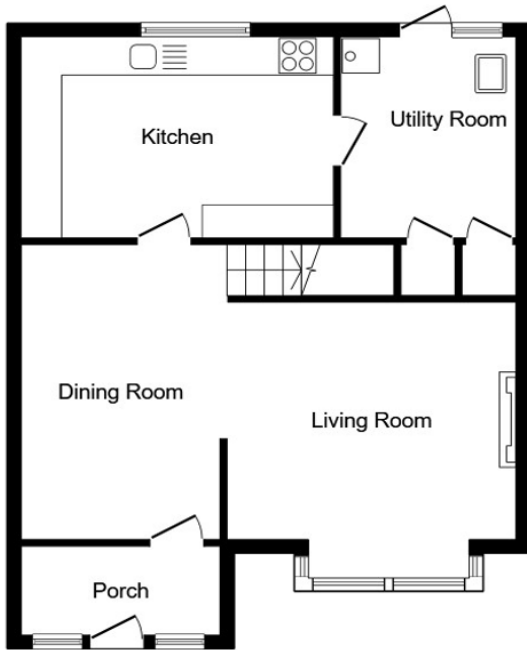
Fitted with a 3 piece suite comprising of; Double shower with mains supply, vanity wash hand basin, low level w/c, mirror with sensor light, heated towel rail, extractor fan, LVT flooring, tiled walls, spotlights to ceiling, double glazed window to the rear elevation



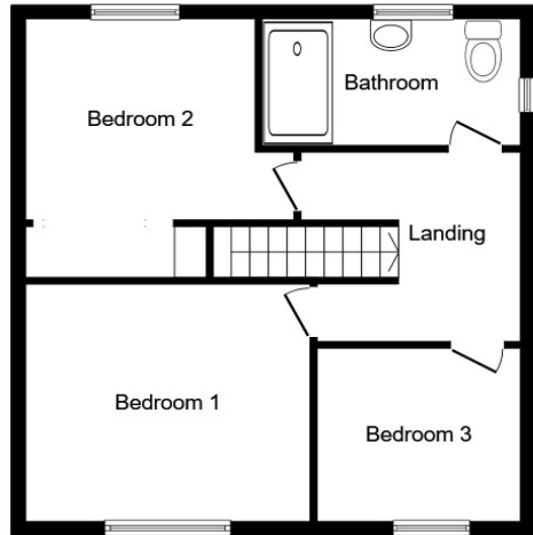
## External Rear

Fully enclosed rear garden, mainly laid to lawn with a patio area, a paved area, and wooden garden storage shed. In additional, outside sockets, tap and gate access to the rear elevation





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](http://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>                                   |  |                         | 81        |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 65                      |           |
| (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 |           |

Acre Rigg Road, Peterlee, Peterlee, Durham, SR8 2DU

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