



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

Eden Lane, Peterlee, Peterlee, Durham, SR8 5ND

**£73,500** Offers Over

 x 2  x 1  x 1

Tenure

Size

**Freehold**

**753 sq ft / 70 sq m**

## Property features

- ✓ Two double bedrooms
- ✓ Freehold solar panels
- ✓ South-facing rear garden
- ✓ Modern refitted kitchen
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Two Double Bedrooms | Ideal First-Time Buy or Investment | Freehold Solar Panels | South-Facing Garden | Modern Kitchen & Bathroom | Central Location

Welcome to this attractive two-bedroom home on Eden Lane, Peterlee — an excellent opportunity for first-time buyers, investors, or downsizers alike.

This well-presented property benefits from gas central heating, UPVC double glazing, and well-maintained front and south-facing rear gardens — perfect for relaxing, entertaining, or enjoying some gardening. To the front, the home overlooks secure open playing fields, offering a pleasant outlook and a safe space for children and families.

An added bonus is the freehold solar panel system, helping to reduce energy costs and promote sustainability.

Ideally located close to local schools, shops, and everyday amenities, the property also provides excellent access to the A19, making commuting to nearby towns and cities quick and convenient.

Inside, you'll find a modern refitted kitchen and a stylish family bathroom, both thoughtfully designed for contemporary living. With a potential rental income of around £625 per calendar month, this property offers an attractive investment opportunity with strong returns.

In summary, this charming two-bedroom home combines comfort, convenience, and energy-efficient features with a sunny, family-friendly outdoor space — making it a superb choice whether you're stepping onto the property ladder or expanding your rental portfolio.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £73,500

Property Type: Semi-detached house

Build Size: 70 sq m

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

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### Entrance Hall



### Lounge

4.83m x 3.40m (15'10" x 11'1")



### Kitchen Diner

4.83m x 3.90m (15'10" x 12'9")



## 1ST FLOOR:

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### Landing



## Bedroom One

3.82m x 3.38m (12'6" x 11'1")



## Bedroom Two

3.92m x 3.17m (12'10" x 10'4")



## Family Bathroom



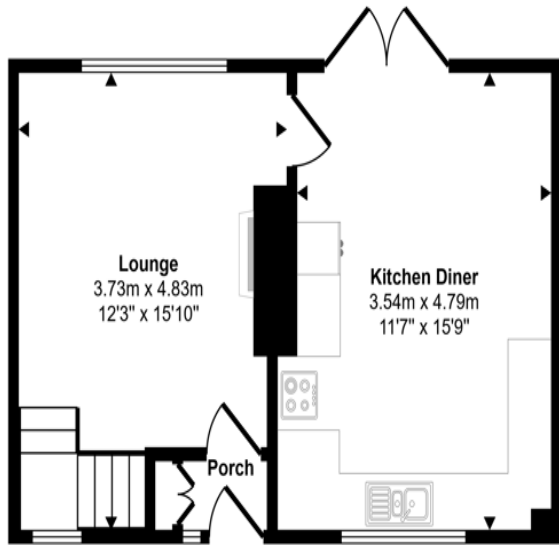
## External Rear



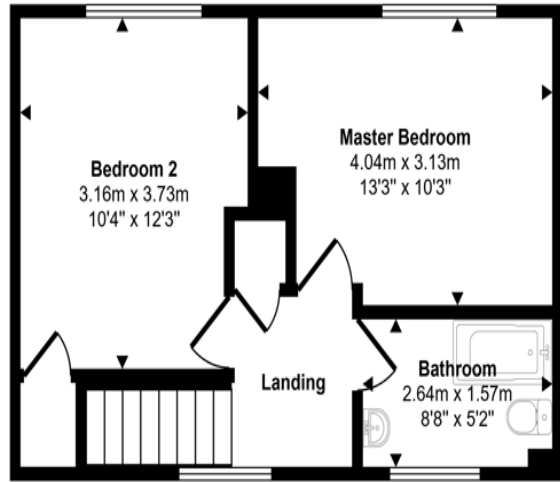
## Front View



Approx Gross Internal Area  
71 sq m / 763 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 35 sq m / 382 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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:

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

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