



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

Rutherford View, Easington Colliery, Peterlee, Durham, SR8 3JP

**£107,500** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Car Port parking

### Property features

- ✓ Ideal for First Time Buyers
- ✓ Three bedroom semi
- ✓ Kitchen/diner
- ✓ Large living room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this three bedroom property situated on Rutherford View in Easington Colliery, Peterlee. The property offers well-proportioned accommodation across two floors and would be suitable for a range of buyers, including families and investors.

The accommodation briefly comprises an entrance hallway with built-in storage, lounge, and kitchen/diner to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, with a driveway to the rear.

Rutherford View is located within Easington Colliery, offering access to local amenities including shops, schools and public transport links. The property is well positioned for access to Peterlee town centre and surrounding areas, with road links connecting to nearby towns and the wider region.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £107,500

Property Type: Semi-detached house

Parking: Car Port, Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance Hallway

1.33m x 0.85m (4'4" x 2'9")

Accessed via a composite entrance door. The hallway includes built-in storage.

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## Lounge / Diner

6.30m x 4.68m (20'8" x 15'4")

Double glazed windows to the front and side aspects. Stairs lead to the first floor. Central heating radiator and laminate flooring.



## Kitchen / Diner

4.62m x 2.32m (15'1" x 7'7")

Double glazed window to the rear aspect and composite door providing access to the garden. Fitted with wall units and roll top work surfaces incorporating an inset white composite sink with tiled splashbacks. Integrated electric oven, four ring electric hob with extractor over, and integrated dishwasher. Plumbing for washing machine and space for fridge freezer. Breakfast bar area. Wall mounted combi boiler. Central heating radiator and tiled flooring.



## First Floor Landing

Double glazed window to the side aspect. Central heating radiator and carpeted flooring.

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## Bedroom One

4.27m x 2.60m (14'0" x 8'6")

Double glazed window to the front aspect. Central heating radiator and carpeted flooring.



## Bedroom Two

4.29m x 2.60m (14'0" x 8'6")

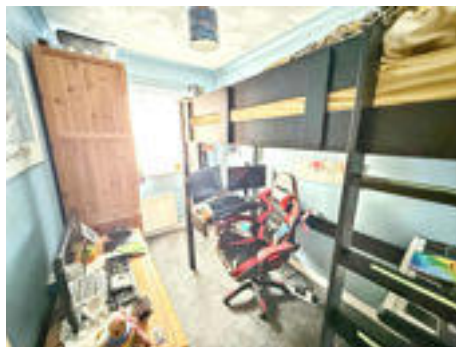
Double glazed window to the rear aspect. Built-in wardrobe. Central heating radiator and carpeted flooring.



## Bedroom Three

2.90m x 1.94m (9'6" x 6'4")

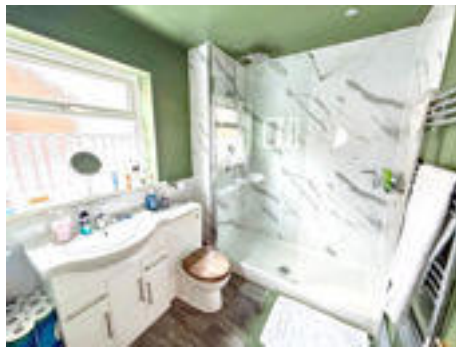
Double glazed window to the front aspect. Central heating radiator and carpeted flooring.



## Family Shower Room

2.41m x 2.00m (7'10" x 6'6")

Double glazed window to the side aspect. Suite comprising low level W/C, vanity wash hand basin and shower cubicle with mains-fed shower. Recessed lighting. Chrome heated towel radiator. Vinyl flooring.



## Externally

To the front:

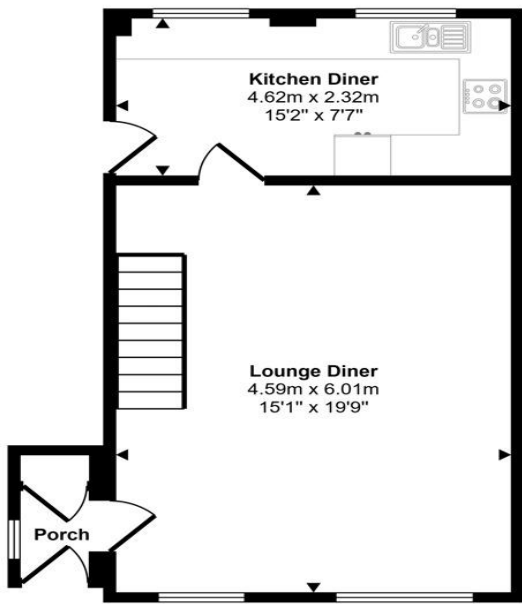
Garden area with block paved sections and gated access.

To the rear:

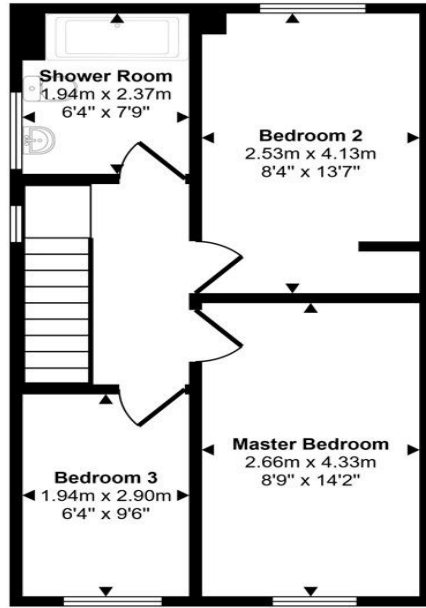
Enclosed garden with lawned area and paved pathway. Driveway with carport to the rear. Gated rear lane access.



Approx Gross Internal Area  
81 sq m / 874 sq ft



Ground Floor  
Approx 41 sq m / 442 sq ft



First Floor  
Approx 40 sq m / 432 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>		77	82
(55-68) <b>D</b>			
(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	

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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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