



### 3 bed detached house to buy in

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

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Car Port parking

### Property features

- ✓ Three Bedroom Detached
- ✓ Low Maintenance Gardens
- ✓ Off Street Parking
- ✓ Car port
- ✓ EPC Rating D

## Key Information

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

## Description

Pattinson Estate Agents proudly presents this fantastic three-bedroom detached house for Residential Sale situated in the tranquil locale of Easington Colliery, Peterlee.

On entering the property, you are welcomed by a generous reception area, leading on to three well-proportioned bedrooms, all decorated with neutral tones and ready for the new owner to add their personal touch. Further offering a family bathroom benefitting from modern fixtures and fittings. The property has a brand new boiler with Smart AI radiators as well as new loft insulation, fans and vents.

Outdoors, the property boasts low maintenance gardens, perfect for those with busy lifestyles or just wanting to relax at the weekend. The gardens marry well with the cosy yet stylish consecration of the house, inviting a tranquil outdoor living experience in the privacy of your own space.

Complementing this already impressive house is off-street parking, a feature destined to make the daily life of its new owners that much easier, offering the convenience of secure and private parking.

This property is ideally located with local amenities and good transportation links within easy reach, blending the peace of a residential area with the convenience of city life, making it an ideal choice as a family home or an investment.

A rare opportunity, this Peterlee gem will not be on the market for long, we recommend early viewings to truly experience what this property has to offer! Don't miss your chance to acquire a charming and stylish home that's both practical and comfortable for modern living.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Detached House

Parking: Car Port

Heating: Gas

## Front Exterior



## Living Room

6.10m x 4.50m (20'0" x 14'9")

Spacious lounge with two windows bringing in an abundance of light. Door to the kitchen.



## Kitchen

Modern style kitchen.



## Bedroom 1

4.10m x 2.60m (13'5" x 8'6")

Spacious double bedroom.



## Bedroom 2

4.20m x 2.60m (13'9" x 8'6")

Second double bedroom.



## Bedroom 3

2.50m x 1.90m (8'2" x 6'2")

A good sized third bedroom or maybe a study.

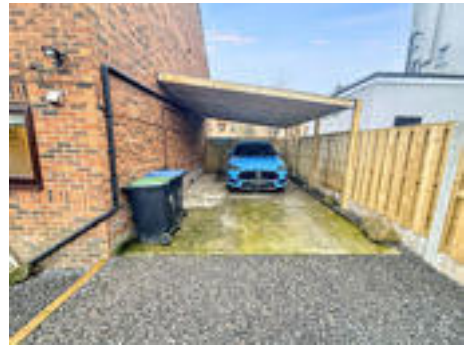


## Bathroom

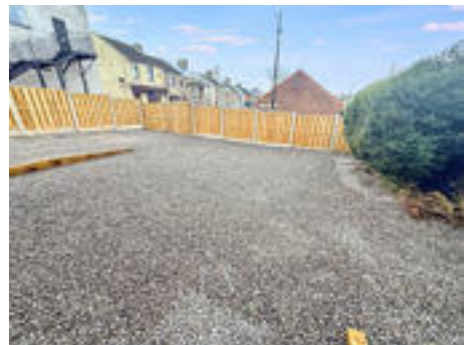
A modern well-presented white three-piece bathroom with shower over bath.

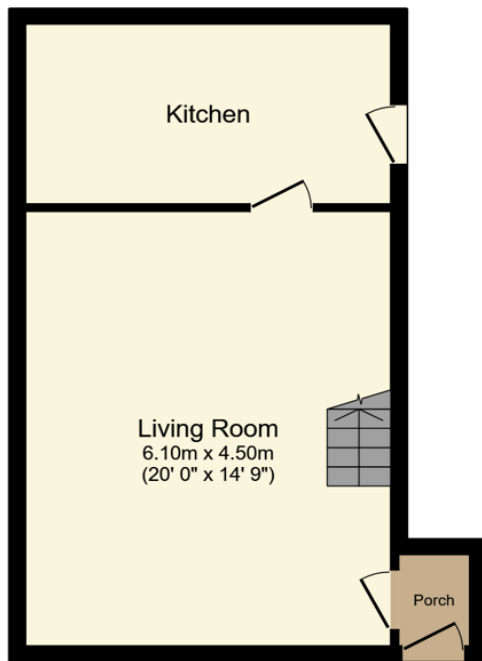


## Car Port

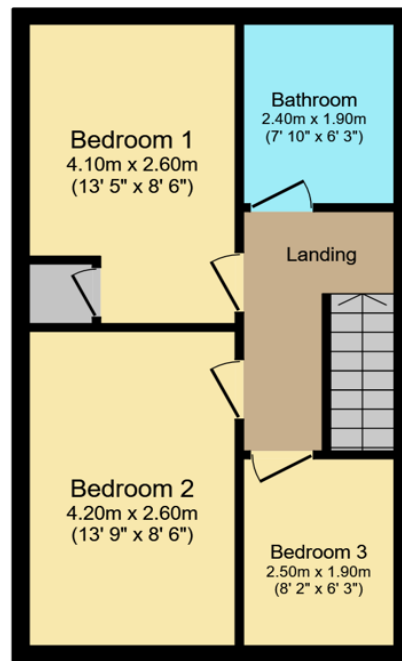


## Rear Exterior





**Ground Floor**  
Floor area 39.4 sq.m. (424 sq.ft.)



**First Floor**  
Floor area 38.2 sq.m. (411 sq.ft.)

**Total floor area: 77.6 sq.m. (835 sq.ft.)**

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>		84
(69-80) <b>C</b>		
(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:

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

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