



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

Thames Road, Peterlee, Durham, SR8 1DT

# £78,500

 x 2
  x 1
  x 1

Tenure

Size

**Freehold**

**893 sq ft / 83 sq m**

## Property features

- ✓ No onward chain
- ✓ Two spacious double bedrooms
- ✓ Modern, well-appointed bathroom
- ✓ Larger-than-average lounge
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents are pleased to present to the sales market this well-proportioned two-bedroom semi-detached home, offered with no onward chain and ideally situated in a popular central Peterlee location, making it a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

Internally, the property offers generous and versatile living accommodation throughout. There are two spacious double bedrooms, both well-presented and suitable for family living, guest accommodation, or home working needs.

The home features a modern, well-appointed bathroom finished with contemporary fittings, complementing the overall style of the property.

A larger-than-average lounge provides an excellent living space, ideal for relaxing or entertaining, while the kitchen and dining area offers a practical and sociable layout perfect for everyday family life. In addition, there is a separate utility room providing further convenience and storage.

Externally, the property continues to impress with an attached garage, private driveway providing off-street parking, and a well-maintained rear garden offering outdoor space for leisure and entertaining.

For investors, the property presents a strong opportunity with an achievable rental income of approximately £725 PCM, delivering an estimated annual rental yield of 11.1%, making it a highly attractive buy-to-let prospect.

Early viewing is strongly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £78,500

Property Type: Semi-detached house

Build Size: 83 sq m

USPs: Garden, Chain free

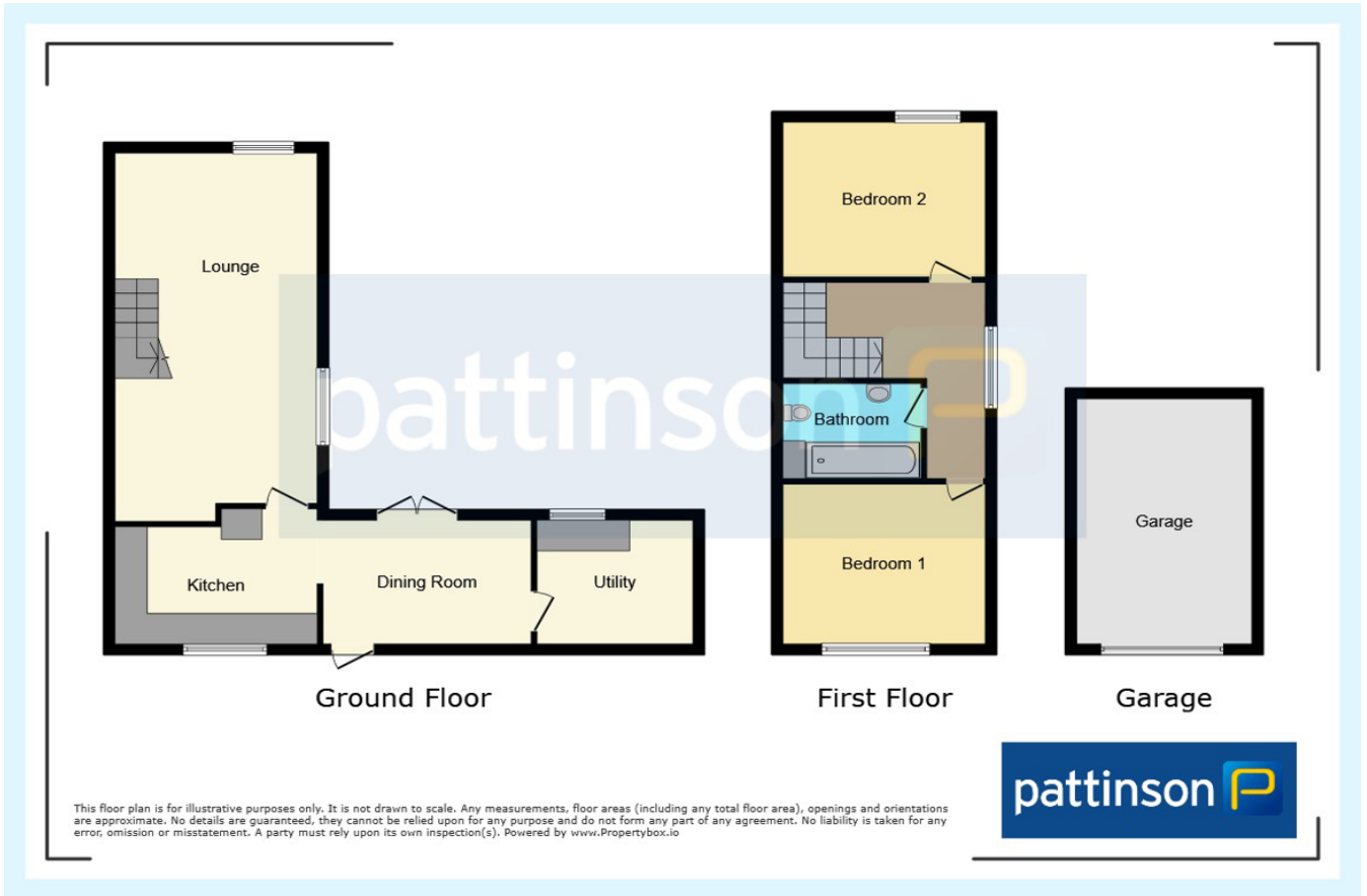
Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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