



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

Hale Rise, Peterlee, Peterlee, Durham, SR8 5HD

# £79,500

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Rental Income £7150pa
- ✓ 3 Bed Semi Home
- ✓ Central Location
- ✓ Sold With Tenant In
- ✓ 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

Pattinson Estate Agents are delighted to welcome to the market this deceptively spacious three-bedroom semi-detached home, located on Hale Rise, Peterlee, County Durham.

TENANTED INVESTMENT – SOLD WITH TENANT IN SITU – RENTAL INCOME £7150pa

This beautifully presented and realistically priced property offers an ideal opportunity for investors seeking a ready-made buy-to-let with a tenant already in place.

Centrally located, the home is within easy reach of local schools, shops, and excellent transport links.

The accommodation briefly comprises: entrance hallway, lounge, kitchen/diner, family bathroom, and three well-proportioned bedrooms. Externally, the property boasts a fully enclosed and well-maintained garden to the rear.

Early viewing is highly recommended to fully appreciate the space and potential this tenanted investment offers.

To arrange your internal viewing, please contact our Peterlee office

Council Tax Band: A

Tenure: Freehold

Price: £79,500

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

## Front Exterior



## Living Room



## Kitchen



## Bathroom



## W.C.



## Bedroom 1



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## Bedroom 2



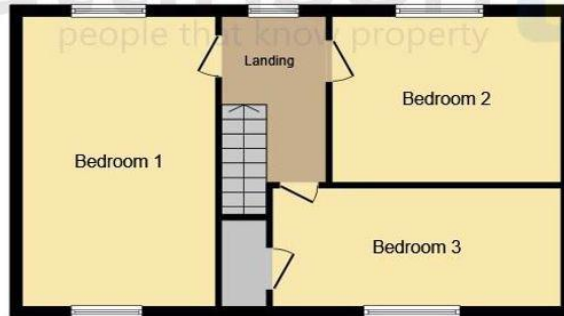
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## Bedroom 3





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| 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>                                   | 59                      |           |
| (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 |           |

Hale Rise, Peterlee, Peterlee, Durham, SR8 5HD

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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