



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

Howletch Lane, Peterlee, Peterlee, Durham, SR8 2AE

**£99,995** Offers Over

🏠 x4 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Four Bedrooms Semi-Detached
- ✓ Double Fronted
- ✓ No Onward Chain
- ✓ Open-Plan Kitchen & Dining Area
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this four-bedroom semi-detached property situated on Howlatch Lane, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, entrance way, living room, open-plan kitchen and dining are located on the ground floor. Four bedrooms and a family bathroom are located on the first floor.

Externally the property offers grass to the front elevation. Fully enclosed and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £99,995

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

Grassed to the front elevation.



## Porch

Access via UPVC door and tiled flooring.



## Entrance Way

Access via porch, radiator and carpet.



## Living Room

Double glazed window to the front and rear elevation, tv point, radiator and laminate flooring.



## Dining Room

Double glazed window to the front elevation, radiator and laminate flooring.



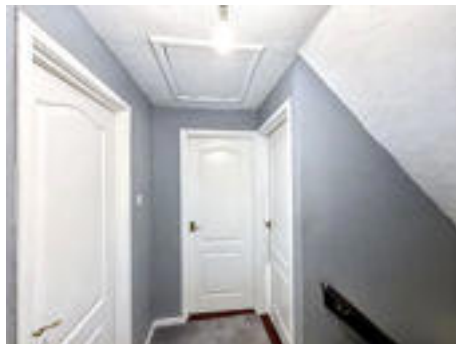
## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas cooker, oven, integrated washer, fridge, freezer, laminate flooring and UPVC door leading to the garden.



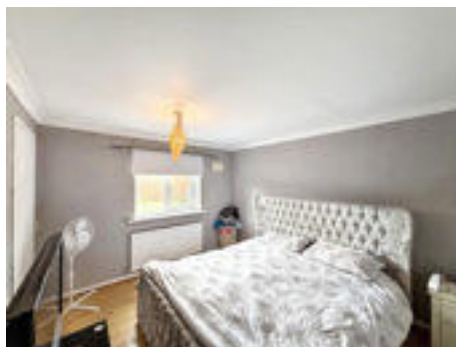
## Landing

Access to the loft and carpet.



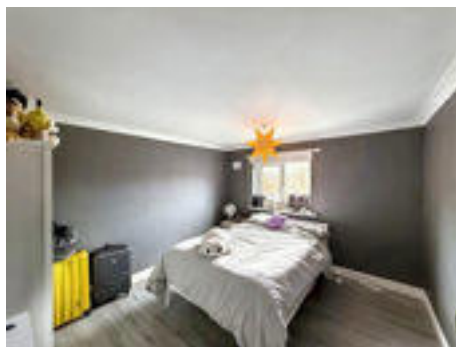
## Bedroom 1

Double glazed window to the front elevation, storage cupboard, tv point, radiator and laminate flooring.



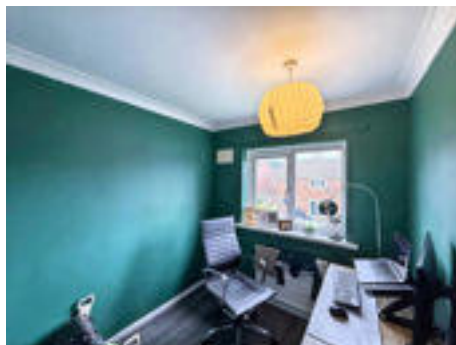
## Bedroom 2

Double glazed window to the front elevation, storage cupboard, radiator and laminate flooring.



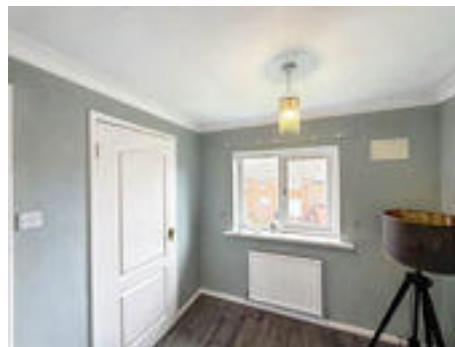
## Bedroom 3

Double glazed window to the rear elevation, radiator and laminate flooring.



## Bedroom 4

Double glazed window to the rear elevation, storage cupboards, radiator and laminate flooring.



## Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap with overhead shower, radiator, tiled walls and vinyl flooring.



## External Rear

Fully enclosed and low maintenance garden to the rear elevation.

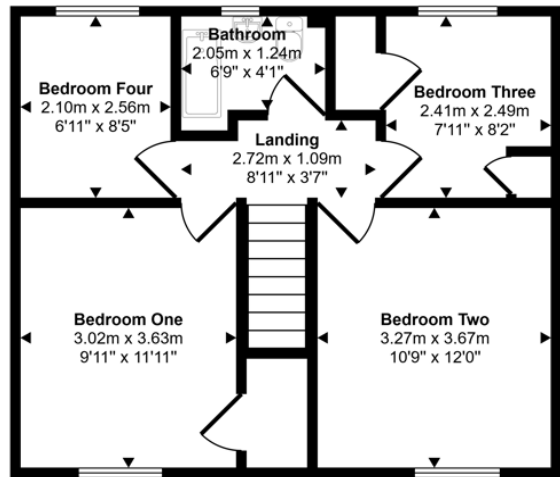
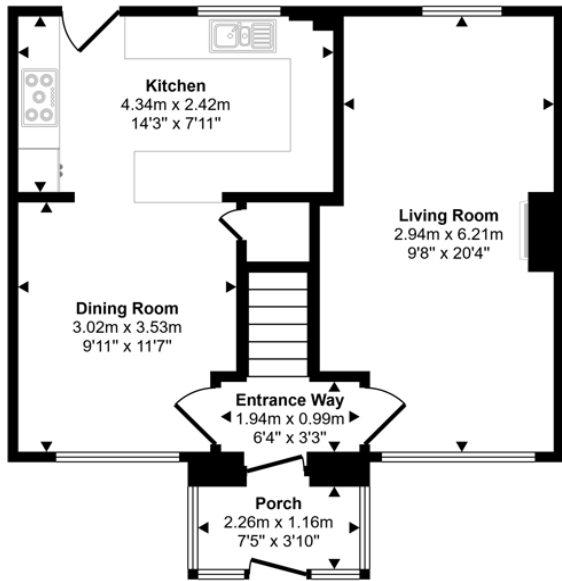


## View

View from front elevation.



Approx Gross Internal Area  
97 sq m / 1045 sq ft



First Floor  
Approx 47 sq m / 510 sq ft

Ground Floor  
Approx 50 sq m / 535 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>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(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	

Howletch Lane, Peterlee, Peterlee, Durham, SR8 2AE

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/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

