



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

Moncrieff Terrace, Easington, Peterlee, Durham, SR8 3JB

# £75,000

 x 3  x 1  x 1

Tenure  
**Freehold**

### Property features

- ✓ Three bedrooms
- ✓ Semi detached property
- ✓ No Onward Chain
- ✓ Potential rental income £600pcm
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Description

Pattinson Estate Agents are delighted to welcome to the sales market this fantastic three bedroom semi detached home, situated on Moncrieff Terrace in Easington, County Durham.

The property benefits from no forward chain and briefly comprises: Entrance vestibule, lounge, kitchen, bathroom and separate WC and three bedrooms. Externally, the property offers enclosed gardens to both front and rear aspects.

With a potential rental return of £600, this property would make a fantastic buy-to-let investment opportunity, or likewise first time buy.

To arrange your viewing, call our local office on: 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £75,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated

Heating: Air Source Heat Pump

## Entrance Hallway

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## Living Room



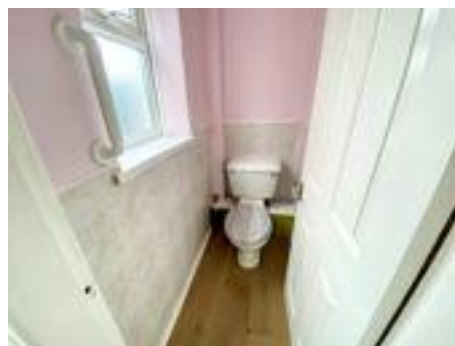
## Kitchen



## Bathroom



## Seperate WC



## Bedroom One



## Bedroom Two



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## Bedroom Three



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## External



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>		79
(55-68) <b>D</b>	64	
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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