



### 3 bed terraced house to buy in

Granville Road, Peterlee, Durham, SR8 5RG

**£85,000**

🛏 x 3 🚿 x 1 🚿 x 1

Tenure

Size

**Freehold**

**936 sq ft / 87 sq m**

### Property features

- ✓ No upper chain
- ✓ Three-bedroom family home
- ✓ Three Double Beds
- ✓ Well maintained throughout
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

We are delighted to offer for sale this charming three-bedroom terraced home, ideally located within a popular residential area of Peterlee. Offered to the market with no upper chain and very well kept throughout, this property represents an excellent opportunity for first-time buyers, families, or those seeking a comfortable residential purchase.

Upon entering the property, you are welcomed into a warm and inviting reception room, providing a generous and versatile living space. The room enjoys pleasant views over the south-facing rear garden, making it ideal for both everyday living and entertaining.

The accommodation continues with a spacious kitchen diner, well presented and offering ample worktop space, storage, and provision for essential appliances—perfectly suited for modern family life.

To the first floor are three well-proportioned double bedrooms, all flooded with natural light and offering comfortable, private accommodation. Completing the internal layout is a three-piece family bathroom, fitted with white fixtures and maintained to a high standard.

Externally, the property benefits from a pleasant rear garden, ideal for relaxing or outdoor dining. To the front, there is an open garden area with a driveway, providing convenient off-street parking, while the overall setting offers a peaceful residential environment.

Conveniently situated close to local shops, well-regarded schools, recreational parks, and excellent transport links, this home combines practicality with a welcoming atmosphere in a sought-after location.

Early viewing is highly recommended to fully appreciate the space, condition, and potential this lovely home has to offer.

For further information or to arrange a viewing, please contact Pattinson Estate Agents today.

Council Tax Band: A

Tenure: Freehold

Price: £85,000

Property Type: Terraced House

Build Size: 87 sq m

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

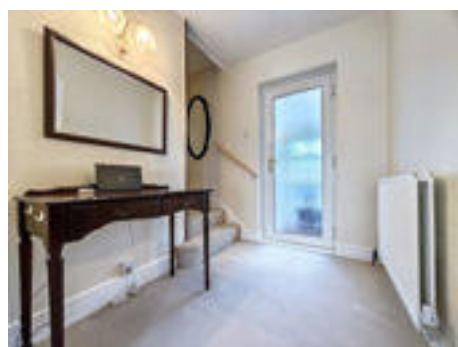
## External Front



## Entrance Porch



## Entrance Hall



## Lounge Diner



## Kitchen Diner



## FIRST FLOOR:

## Landing



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## Bedroom One



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## Bedroom Two



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## Bedroom Three



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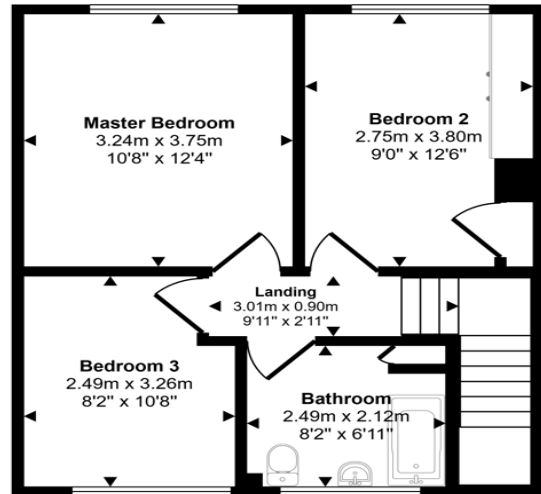
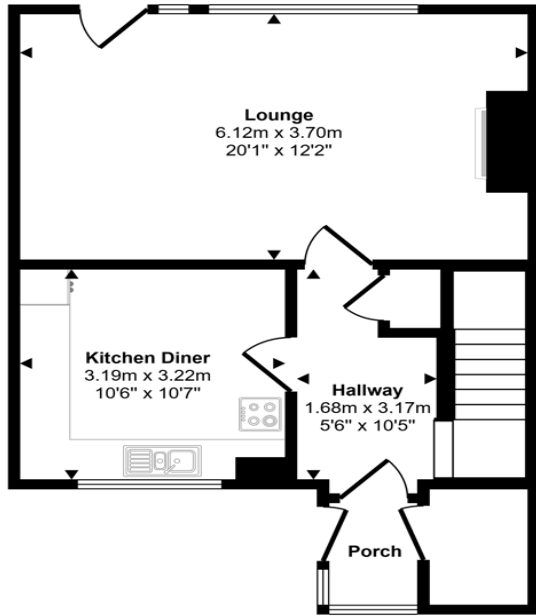
## Family Bathroom



## External Rear



Approx Gross Internal Area  
92 sq m / 987 sq ft



First Floor  
Approx 44 sq m / 474 sq ft

Ground Floor  
Approx 48 sq m / 513 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>			80
(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:

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

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