



## 3 bed detached house to buy in

Balmoral Drive, Peterlee, Peterlee,  
Durham, SR8 1QP

# £259,995

🏠 x3 🚗 x2 🚲 x2

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms Detached
- ✓ Master Bedroom With En-Suite
- ✓ Downstairs W/C
- ✓ Double Driveway & Garage
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this impressive three-bedrooms detached property situated on Balmoral Drive, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : Hallway, living room, dining area, kitchen, garden room and downstairs W/C are located on the ground floor. Three bedrooms, en-suite and a family bathroom located on the first floor.

Externally the property offers a grassed area, garage and a double driveway to the front elevation. Fully enclosed, well presented 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: D

Tenure: Freehold

Price: £259,995

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Grassed area, double driveway and a garage to the front elevation



## Entrance Way

1.60m x 1.20m (5'2" x 3'11")

Access via composite door, radiator and laminate flooring.



## Living Room

5.90m x 3.50m (19'4" x 11'5")

Double glazed window to the front elevation, tv point, electric fire, radiator and carpet.



## Dining Room

3.90m x 3.30m (12'9" x 10'9")

Patio doors leading to the garden room, radiator and carpet.



## W/C

2.80m x 0.80m (9'2" x 2'7")

Two piece suite comprising; low level w/c, wash basin with stainless steel taps, radiator and laminate flooring.



## Kitchen

3.20m x 2.80m (10'5" x 9'2")

Double glazed window to the rear elevation, range of wall and base units with work surfaces, storage cupboard, sink and drainer unit, radiator, built in electric hob, oven, microwave, fridge, freezer, laminate flooring and a composite door leading to the garden.



## Garden Room

3.50m x 2.60m (11'5" x 8'6")

Patio door leading to the garden, tv point, radiator and laminate flooring.



## Landing

4.40m x 1.80m (14'5" x 5'10")

Access to the loft, storage cupboard and carpet.



## Bedroom 1

3.60m x 2.90m (11'9" x 9'6")

Double glazed window to the rear elevation, built in wardrobe, radiator and carpet.



## En-suite

1.90m x 1.70m (6'2" x 5'6")

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



## Bedroom 2

3.60m x 3.30m (11'9" x 10'9")

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



## Bedroom 3

3.00m x 2.50m (9'10" x 8'2")

Double glazed window to the front elevation, built in wardrobe, radiator and carpet.



## Bathroom

2.00m x 1.70m (6'6" x 5'6")

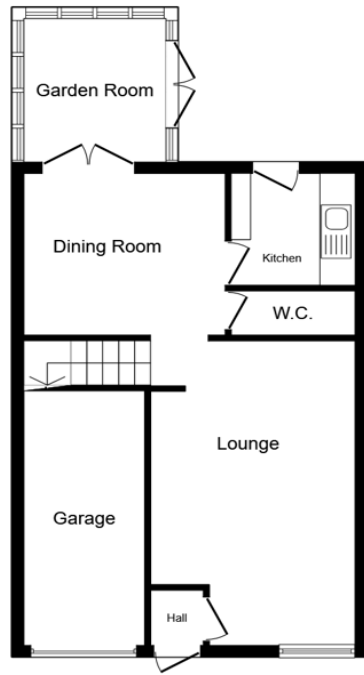
Double glazed windows to the sider elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel taps, radiator, partly tiled walls and laminate flooring.



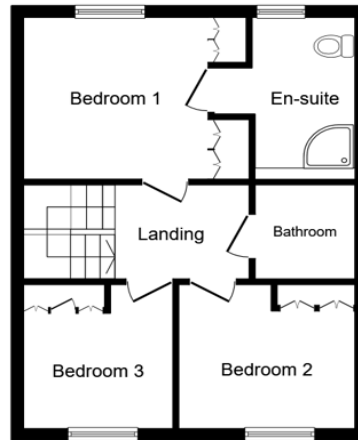
## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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>	72	76
(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	

Balmoral Drive, Peterlee, Peterlee, Durham, SR8 1QP

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