



### 3 bed terraced house to buy in

Ascot Street, Easington, Peterlee, Durham, SR8 3RU

# £45,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ For Sale by Online Auction
- ✓ Three Spacious Bedrooms
- ✓ Modern Fitted Kitchen and
- ✓ Low-Maintenance Rear Yard
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to offer for sale VIA AUCTION this spacious three-bedroom mid-terrace property located in the popular coastal village of Easington Colliery.

Great turn-key ready property potential rent £550 PCM

Internally, the accommodation briefly comprises an entrance vestibule leading to a bright and well-proportioned living room, a generous kitchen/dining room fitted with a range of modern units, and a useful utility space. To the first floor are three good-sized bedrooms and a family bathroom with a white three-piece suite. Externally, there is an enclosed rear yard providing low-maintenance outdoor space.

Finished in neutral décor throughout, the property offers modern, ready-to-let accommodation and represents an ideal buy-to-let investment in a convenient residential location close to local amenities, schools, and transport links.

An excellent investment opportunity – early viewing is strongly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £45,000

Property Type: Terraced House

Parking: On Street

Year built: 1910

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance Vestibule

The front door opens into a small vestibule, providing a useful area for coats and shoes before leading into the main living accommodation.

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## Living Room

5.20m x 3.72m (17'0" x 12'2")

A bright and spacious main reception room, freshly decorated in neutral tones and featuring modern wood-effect LVT flooring. The large window to the front elevation allows plenty of natural light to fill the space, creating an inviting and versatile room perfect for relaxation or entertaining.



## Kitchen / Diner

4.05m x 3.72m (13'3" x 12'2")

Positioned to the rear of the property, the kitchen is fitted with a range of modern white wall and base units with contrasting dark worktops and tiled splashbacks. There's ample room for a dining table and chairs, and a window overlooking the rear courtyard ensures a pleasant, light-filled cooking and dining space. A rear door provides convenient access to the outside. LVT wood effect flooring.



## Utility Space

1.50m x 1.20m (4'11" x 3'11")

Located opposite the stairs. A useful additional space with a side window, housing the gas combi boiler and offering potential for laundry appliances or extra storage.



## Bedroom One

3.75m x 2.80m (12'3" x 9'2")

A generous double bedroom located to the front of the property. Finished in light, neutral décor with contemporary LVT flooring and a large arched window which floods the room with natural light.



## Bedroom Two

4.08m x 2.98m (13'4" x 9'9")

Another good-sized bedroom to the rear, continuing the modern grey and white theme with ample space for bedroom furniture and a feature arched window.



## Bedroom Three

2.67m x 2.28m (8'9" x 7'5")

A cosy single bedroom, ideal as a child's room, study, or dressing room, again featuring the attractive arched window detail and clean, neutral décor.



## Bathroom

2.50m x 2.07m (8'2" x 6'9")

Modern white three-piece suite comprising a panelled bath, wash hand basin with storage unit, and low-level WC. The walls are finished in stylish marble-effect cladding for a fresh, low-maintenance look. LVT flooring and extractor

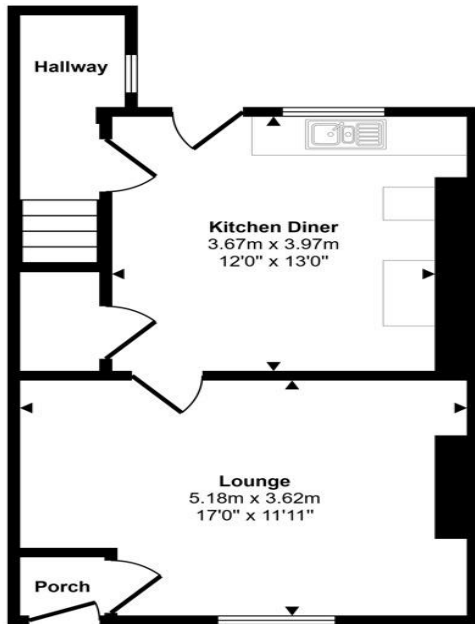


## Externally

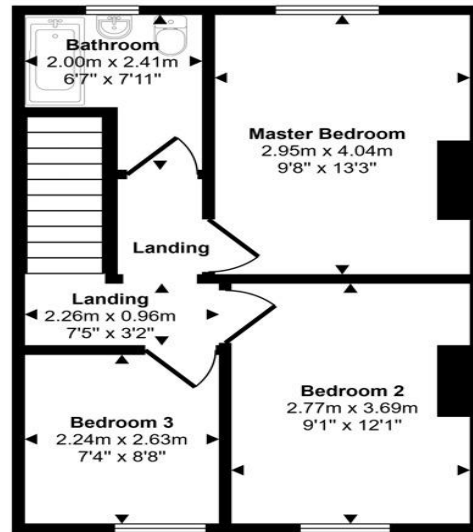
To rear of the property there is a low-maintenance enclosed yard with brick boundary walls and gated access to the back lane. The space offers potential for outdoor seating, storage, or as a practical area for bins and bikes.



Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft



First Floor  
Approx 41 sq m / 438 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>			87
(69-80) <b>C</b>		75	
(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	

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