



## 2 bed terraced house to buy in

Granville Road, Peterlee, Durham, SR8 5RG

# £72,500

🛏 x 2 🚿 x 1 🚿 x 1

Tenure

Size

**Freehold**

**700 sq ft / 65 sq m**

## Property features

- ✓ Two-bedroom terraced home
- ✓ No upper chain
- ✓ Recently replaced full roof
- ✓ South-facing rear garden
- ✓ EPC Rating G

On Street parking

Garden

## Key Information

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

## Description

This charming two-bedroom terraced home, located in the popular town of Peterlee, is offered to the market for residential sale with no upper chain and the added benefit of a recently replaced full roof, making it an ideal purchase for first-time buyers or a small family.

The property boasts two spacious double bedrooms, both flooded with natural light and providing comfortable, private accommodation. To the ground floor is a large reception room, offering a versatile living space and enjoying pleasant views over the south-facing rear garden—perfect for relaxing or entertaining.

The home further benefits from a well-presented four-piece family bathroom, fitted with modern fixtures and maintained to a clean, contemporary standard.

Completing the accommodation is a generously sized kitchen diner, providing ample worktop space for food preparation along with provision for essential appliances, making it both practical and welcoming for everyday living.

With its warm and inviting atmosphere, this property offers a fantastic balance of comfortable indoor space and enjoyable outdoor living. Situated within a peaceful residential area of Peterlee, the home is conveniently located close to local shops, well-regarded schools, recreational parks, and excellent transport links.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this lovely terraced 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: £72,500

Property Type: Terraced House

Build Size: 65 sq m

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Porch



## Kitchen Diner

5.14m x 2.27m (16'10" x 7'5")



## Lounge

4.69m x 4.10m (15'4" x 13'5")



## FRIST FLOOR:

## Landing



## Bedroom One

4.14m x 3.33m (13'6" x 10'11")



## Bedroom Two

3.63m x 2.87m (11'10" x 9'4")

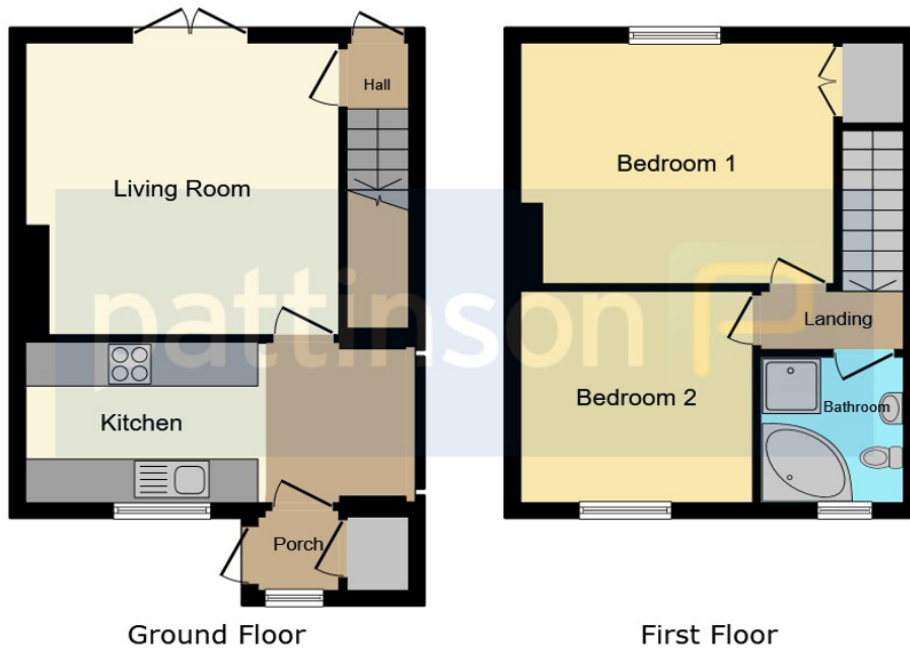


## Family Bathroom



## External Rear





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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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