

STUART EDWARDS



Grampian Drive

, Peterlee SR8 2NT

- INVESTMENT OPPORTUNITY
- IN EXCELLENT CONDITION
- CLOSE TO TOWN CENTRE
- SUBSTANTIAL PROPERTY
- FREEHOLD

Asking Price £73,000

Council Tax Band: A

EPC Rating: C

FULL DESCRIPTION

Are you seeking a great family property or buy to let investment?

This 3-bed end-terrace house in the heart of Peterlee could be your answer.

Strategically located just a stroll from the town center, train station, and hospital, this property is ideally positioned for a family or to attract tenants with its excellent condition. With its spacious layout, comprising 3 bedrooms, a kitchen, lounge, bathroom, a WC and dining room, this property offers ample room for comfortable living.

Don't miss out on this chance to secure a promising investment. Given its condition and rental history, this property is expected to sell quickly.

To fully appreciate its potential, be sure to watch the video tour.

EPC C Rating

Council Tax Band A

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6910-6037-4102-0495-1606>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

