



**Leazes Rise, PETERLEE SR8 5RF**

## welcome to

### Leazes Rise, PETERLEE

Perfectly suited to a first-time buyer or investor alike, this three-bedroom terraced home should be at the top of your viewing list.

#### Entrance Hallway

Entered via a composite double glazed door into the entrance hallway, stairs to first floor, radiator, laminate flooring, door leading into lounge.

#### Lounge

UPVC double glazed window to the front, radiator, coved cornicing, laminate flooring, built in understairs storage cupboard, door leading into kitchen.

#### Kitchen

UPVC double glazed window to rear, UPVC double glazed door to rear, radiator, laminate flooring, built in storage cupboard that houses the wall mounted combi boiler, space for free standing fridge/ freezer, plumbing and recess for washing machine, range of white wall and base units with complimenting working surfaces and part tiled splashback, part tiled up stands, stainless steel sink/ drainer with mixer tap, inset electric oven, four ring gas hob with chimney style extractor over.

#### Landing

Stairs from landing, loft hatch access, doors leading to all principal rooms.

#### Bedroom 1

UPVC double glazed window to front, radiator, coved cornicing.

#### Bedroom 2

UPVC double glazed window to rear, radiator.

#### Bedroom 3

UPVC double glazed window to front, radiator, built in storage cupboard with shelving.

#### Family Bathroom

UPVC double glazed window to the rear, vinyl flooring, radiator, wash hand basin with mixer tap, panel bath with mixer tap, built in storage cupboard, shower over the bath with hand held shower attachment, bathroom wall boarded walls.

#### Separate Wc

UPVC double glazed window to rear, low level low flush wc, vinyl flooring, part bathroom wall boarded walls.

#### Externally

#### Rear Garden

Fence enclosed, step down into a predominantly laid to lawn area with a patio, gate to the side to give access to the main street, wooden door that gives access to brick built out building, outdoor tap.

#### Front Of Property

Pedestrianised, open plan lawn, stone bed area, walkway with stairs leading to front door.





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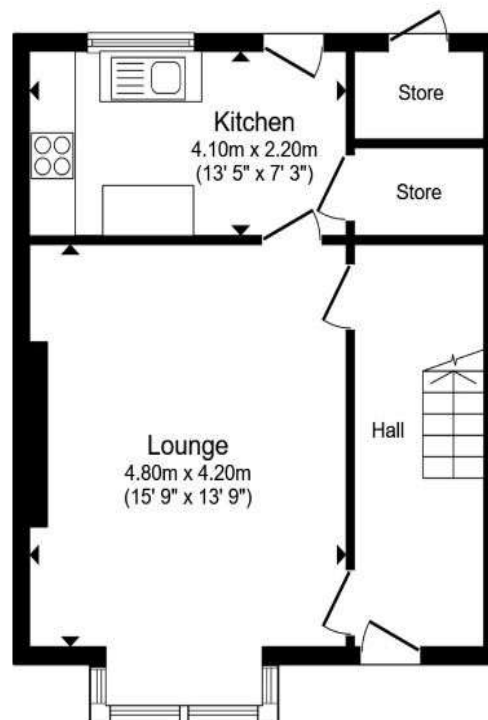
## Leazes Rise, PETERLEE

- 3 BEDROOM TERRACED HOME
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- ENCLOSED GARDEN WITH OUTBUILDING
- SPACIOUS LOUNGE AND REAR KITCHEN
- FAMILY BATHROOM + SEPARATE WC

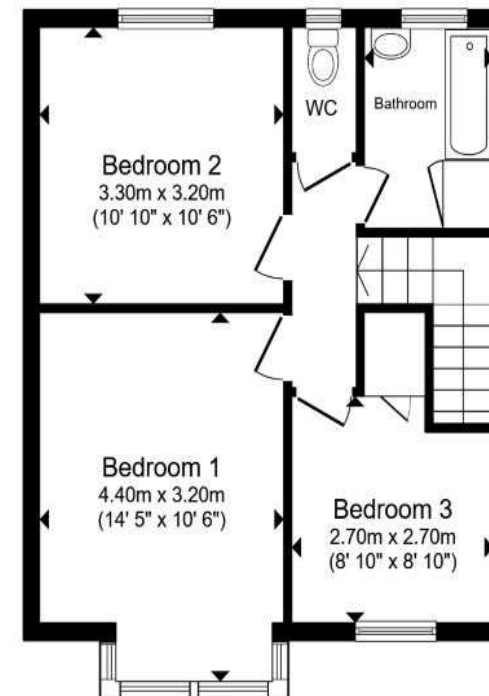
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£85,000**



**Ground Floor**



**First Floor**

Total floor area 87.3 m<sup>2</sup> (940 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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