



Welfare Close, Peterlee, SR8

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# Welfare Close, Peterlee, SR8

Asking Price £150,000

\* INVESTMENT OPPORTUNITY \* PETERLEE SR8 \* CURRENTLY RENTED AT £775 PCM \* 3 BEDROOM \* 3 BATHROOM \* DETACHED HOUSE \* GARDENS TO FRONT AND REAR \* EPC RATING A \* COUNCIL TAX BAND D \*

Three-bedroom detached house located on Welfare Close in the heart of Peterlee. This property is an ideal choice for families or those seeking a spacious home.

As you enter, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house features three well-proportioned bedrooms, each offering ample space and natural light, ensuring a restful retreat for all family members.

The property boasts a well-appointed bathroom, designed for both functionality and comfort. The layout of the house is practical, making it easy to navigate and enjoy daily life.

One of the standout features of this home is the lovely garden, which can be found both at the front and rear of the property. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a place to unwind and enjoy the fresh air.

Currently tenanted at £775 per month, this property presents an excellent investment opportunity for those looking to expand their portfolio. With its desirable location and appealing features, this house is sure to attract interest from a variety of buyers.

In summary, this three-bedroom detached house on Welfare Close is a fantastic opportunity for anyone seeking a comfortable and spacious home in Peterlee. With its inviting reception room, ample bedrooms, and delightful gardens, it is a property that truly deserves your attention.

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Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

120.3 m<sup>2</sup>  
1295 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>  
67 ft<sup>2</sup>

(1) Excluding balconies and terraces

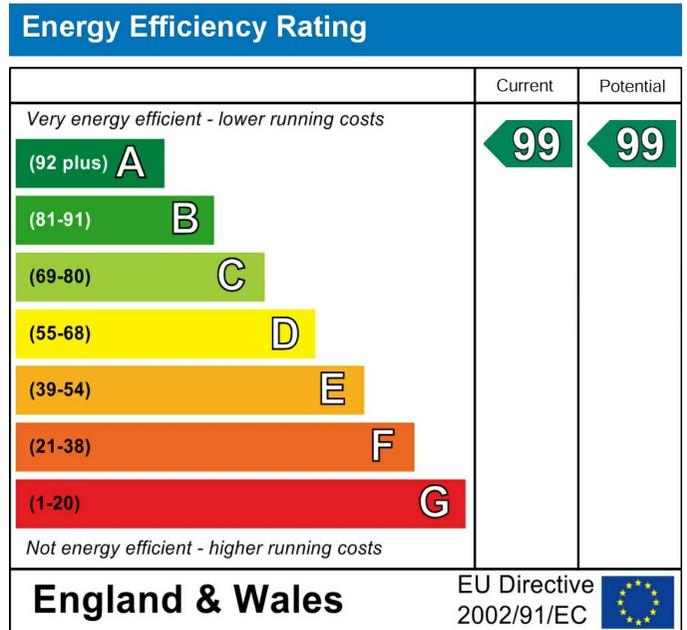
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

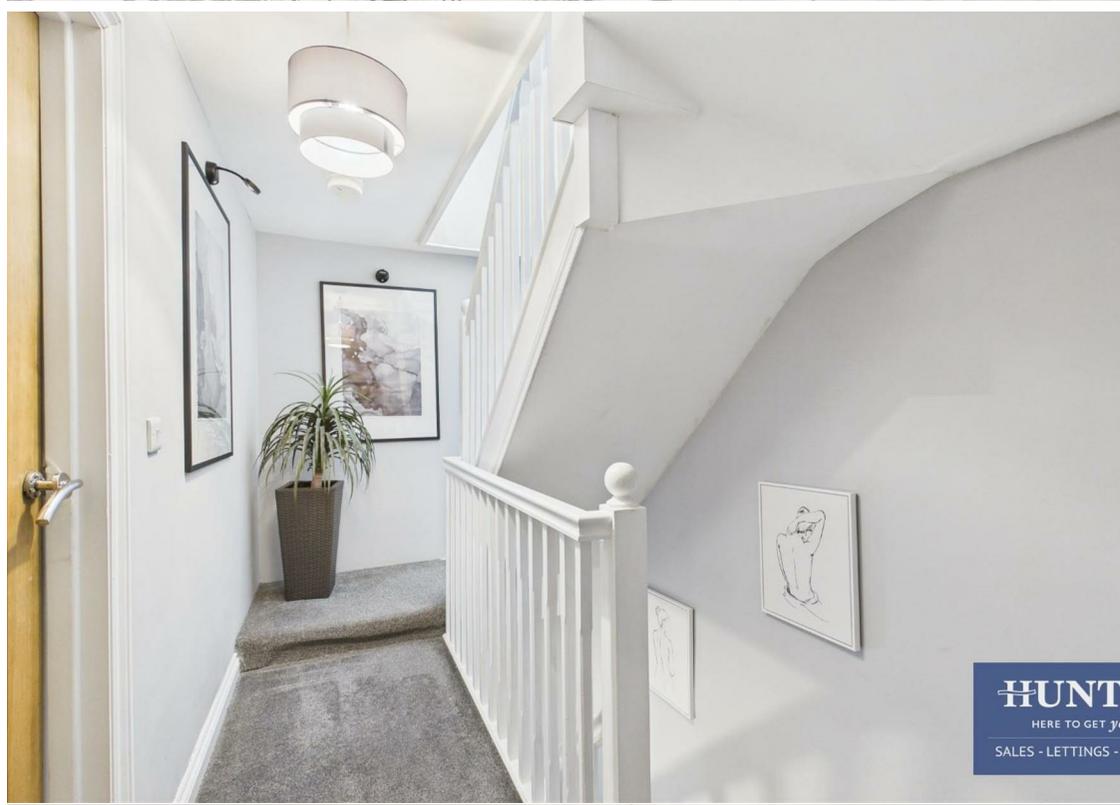
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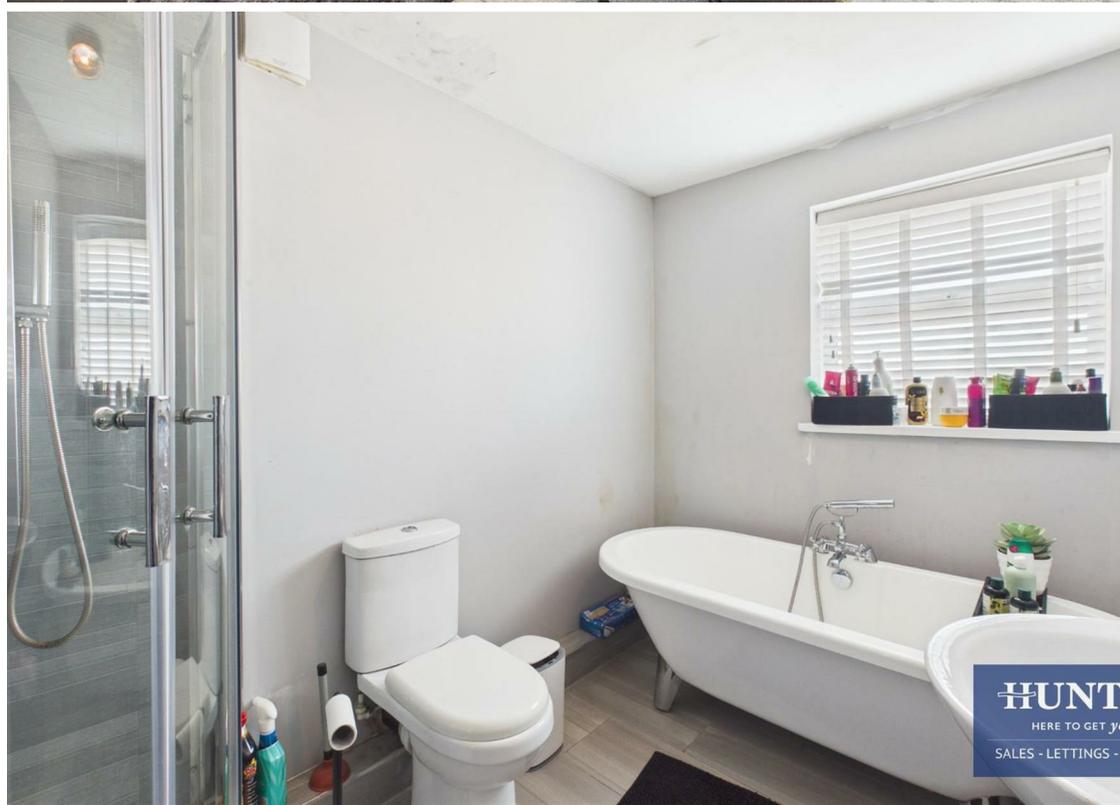
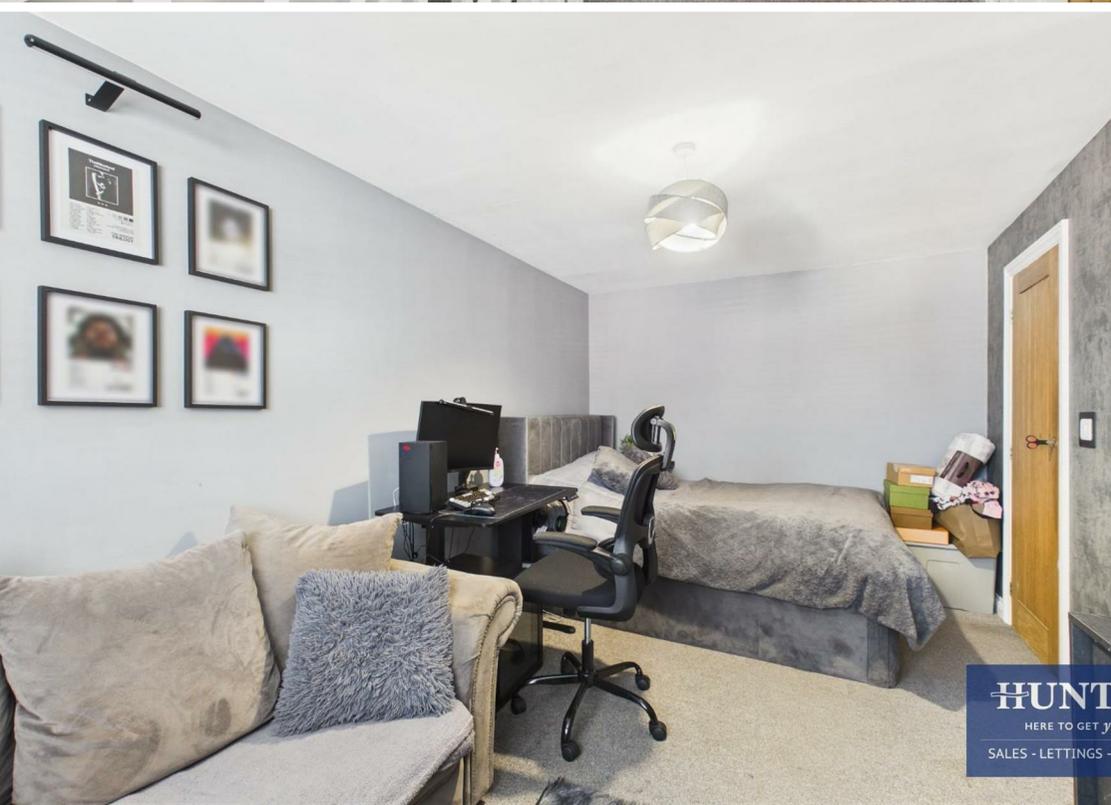
- Entry**  
3'1" x 2'11"
- Hallway**  
3'5" x 15'1"
- Kitchen**  
9'6" x 15'8"
- Living Area**  
16'2" x 15'7"
- Landing**  
3'2" x 9'1"
- Bedroom 2**  
9'5" x 15'11"
- En-suite**  
6'4" x 7'1"
- Hallway**  
6'5" x 5'2"
- Bedroom 3**  
9'6" x 15'7"
- Bathroom**  
6'4" x 9'10"
- Landing**  
6'6" x 10'6"
- Bedroom 1**  
9'4" x 21'0"
- En-Suite**  
6'7" x 10'1"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









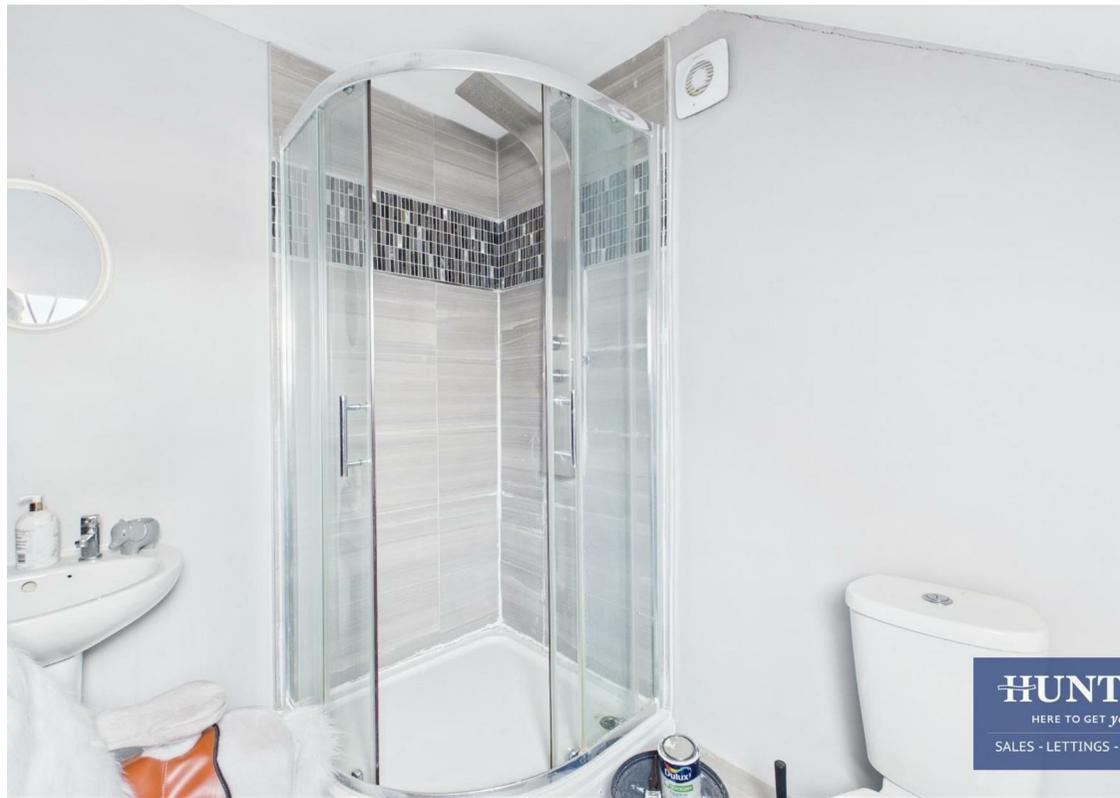
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