



4 Bedrooms

Holbrook Estate Agents offer for sale this 4-bedroom fully upgraded property, situated in a popular residential area of Peterlee, this well-located home on Surtees Road offers excellent access to local amenities, schools and transport links making it an ideal purchase for first-time buyers, families or investors.

The property benefits from a convenient position close to Asda Peterlee Superstore, a range of high-street shops, cafés and everyday services. Well-regarded local schools including Seascape Primary School and Dene Academy are within easy reach, along with healthcare facilities and leisure amenities.

Comprising, entrance hall, downstairs shower room, large open plan living/diner room, newly fitted kitchen including range cooker and American fridge/freezer, 3 double and 1 single bedrooms, family bathroom, garden and off-street parking.

4- Bedroom- No Chain

Council Tax Band - A

Surtees Road

Peterlee, County Durham, SR8

Offers Over:

£128,000

EPC Rating: To be confirmed



Location:

This property is a residential address on Surtees Road in the town of Peterlee, County Durham. Surtees Road is a residential street with homes (including mid-century terraced/semidetached houses) and some local businesses. The property is located close to Asda Peterlee Superstore, providing convenient access to groceries and everyday essentials. There are additional discount and convenience shops nearby, along with takeaway options and cafés including McDonald's.

Local schools such as Seascape Primary School and Dene Academy are within walking distance. Healthcare facilities, including GP services and a community hospital, are also nearby. The area also benefits from regular bus services and easy access to Horden railway station for regional rail connections.

Directions:

From Peterlee town centre (Castle Dene Shopping Centre area). Head south-east on Burnhope Way (A1086). At the roundabout, take the exit towards Edenhill Road. Turn onto Surtees Road. Continue along Surtees Road, the property is located on the residential section of the street.



Entrance Hall:

2.67 x 1.48

Composite entrance door with full height glazed side panels, under stairs storage cupboard, built-in open shelving unit, tiled flooring, radiator, leading to ground floor shower room.

Living Room/ Dining Room:

6.33 x 5.02

2 Double-glazed Georgian bar windows, feature fire breast with inset log effect electric fire, 2 radiators, laminate flooring.

Kitchen:

4.65 x 2.54

Double-glazed window and door to garden, full range of base and wall units, dual fuel range cooker, stainless steel chimney hood with matching splash back, American fridge/freezer to remain, space for washing machine, laminate flooring, tiled splash back.



For additional information and full photo gallery please visit www.castledene.co.uk

**Shower Room:****2.38 x 1.49**

Double-glazed window, shower cubicle with bar shower, w/c, hand basin, extractor, laminate flooring, fully tiled walls, chrome ladder towel warmer, panelled ceiling, spotlights.

First Floor**Landing:**

Loft entrance.

Bedroom 1:**4.08 x 3.12**

Double-glazed Georgian bar window, built-in storage cupboard, feature fire breast, radiator, carpet.

Bedroom 2:**3.20 x 3.13**

Double-glazed Georgian bar window, built-in storage cupboard, laminate flooring, radiator.

Bedroom 3:**3.12 x 2.55**

Double-glazed Georgian bar window, laminate flooring, radiator.

Bedroom 4:**3.14 x 2.32**

Double-glazed Georgian bar window, laminate flooring, radiator.

**Bathroom:****1.76 x 1.73**

Double-glazed Georgian bar window, panelled bath, w/c, hand basin, extractor, tiled flooring, part tiled walls.

External**Front:**

Lawned

Side:

Paved, shed on hard standing.

Rear:

Lawned with slate borders.

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Material information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

WATER METER- No

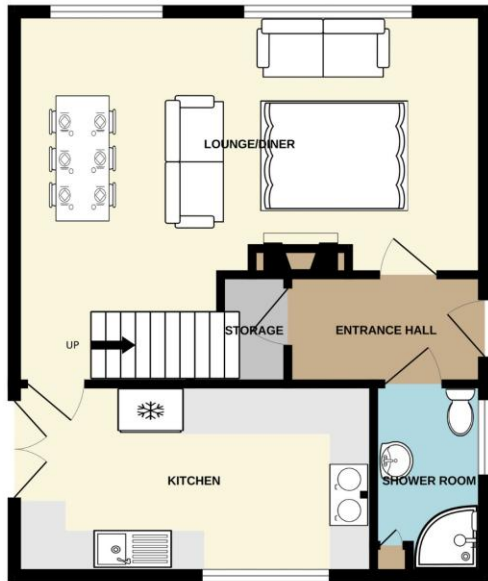
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker](#) - UK's No.1 Broadband Speed Test

ELECTRIC CAR CHARGER- No

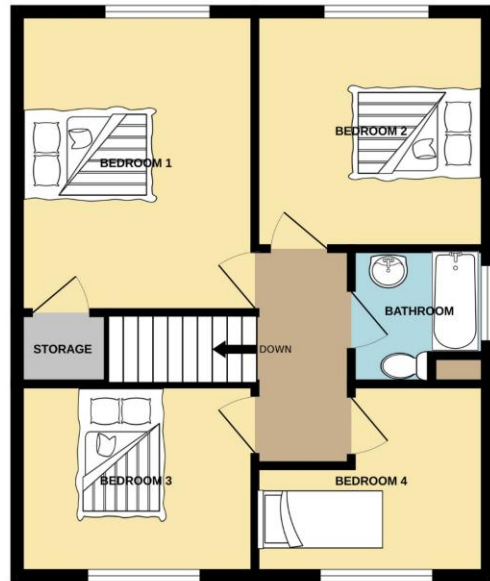
MOBILE PHONE SIGNAL: No known issues at the property



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For additional information and full photo gallery please visit

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