



Dene Avenue, Peterlee, Durham, SR8

Asking Price: £85,000

Freehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Entrance Porch
Door to the front into hallway.

Kitchen
Fitted kitchen with integrated appliances.

Dining Room
Spacious reception room.

Lounge
Spacious living room with patio doors to the rear.

Reception Room
Spacious reception room with a window to the rear.

Bathroom
Featuring a bath, toilet, and sink.

Landing
Hallway leading to three bedrooms.

Bedroom
Double bedroom with a window to the front.

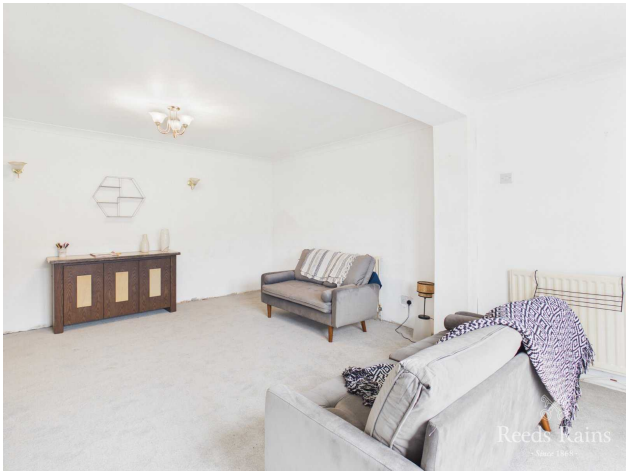
Bedroom
Double bedroom with a window to the front.

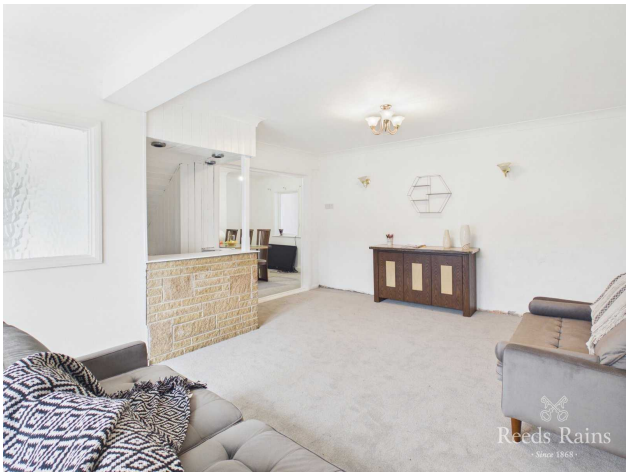
Bedroom
Bedroom with a window to the rear.

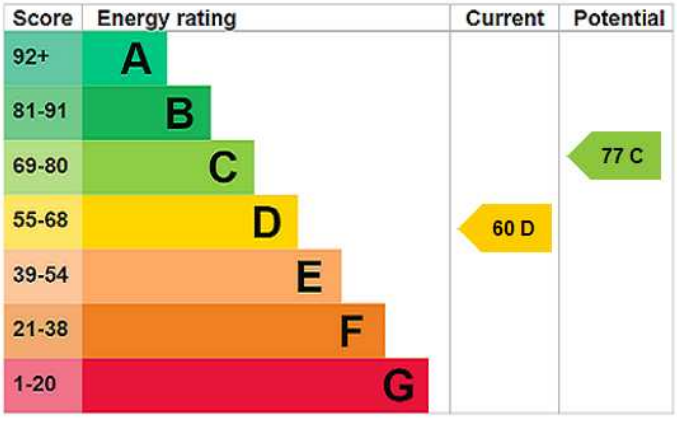
Additional Information:-
UPRN 100110444620
Floor Area 1,022 ft2/ 95 m2
Plot Size 0.06 acres
Local Authority Durham
Council Tax Band A
Council Tax Estimate £1,748
Year Built 1900-1929
Flood Risk:
Rivers & Seas: Very low
Surface Water : Very low
Title Number DU48447
Tenure Freehold

Agent's Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple









requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

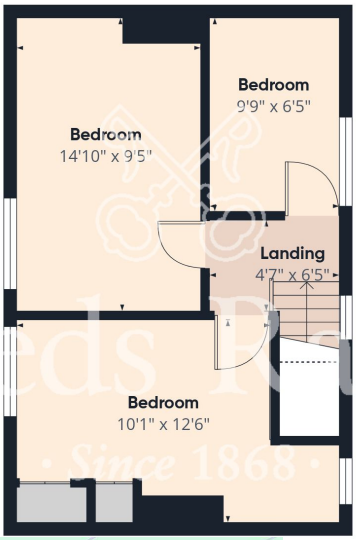
Charges

Council Tax Band: A

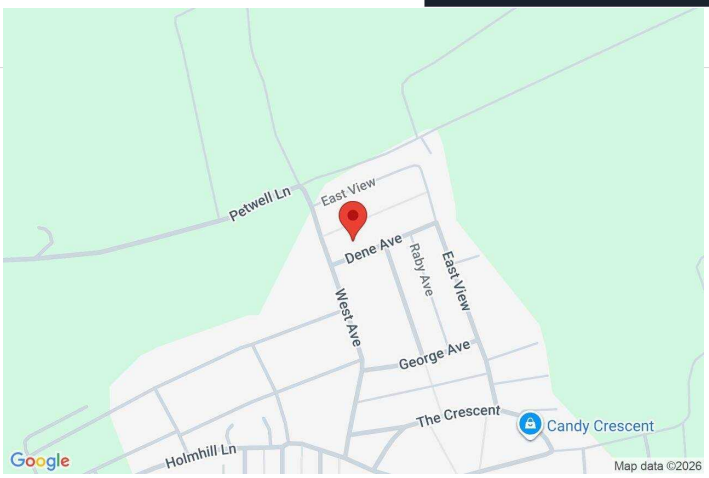
EPC Rating: D



Floor 0



W
N
E



Approximate total a
993 ft²

Reduced headroom
6 ft²

(1) Excluding balconies and t

Reduced headroom
..... Below 5 ft

Calculations reference the RI
3C standard. Measuremen
approximate and not to sca
floor plan is intended for illus
only.

GIRAFFE360

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