



## 2 bed terraced house to buy in

Eleventh Street, Horden, Peterlee,  
Durham, SR8 4QQ

# £35,000

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Chain free

## Property features

- ✓ \*\* TO BE SOLD VIA ONLINE AUCTION - FEES APPLY \*\*
- ✓ \*\* AUCTION DATE PENDING \*\*
- ✓ Turnkey Buy-to-Let Investment
- ✓ Sold with Tenant in Situ
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\* TO BE SOLD VIA ONLINE AUCTION - FEES APPLY \*\*

\*\* AUCTION DATE PENDING \*\*

Turnkey Buy-to-Let Investment – Tenant in Situ, Generating £425 PCM with Full Management by Pattinson.

Two-bedroom terraced home is situated in the peaceful residential area of Horden, Peterlee, offering an excellent opportunity for investors seeking an immediate income-producing asset.

Upon entering, you are welcomed by a bright entrance hallway leading to a spacious and tastefully decorated reception room, providing a comfortable and inviting living space. Large windows throughout the property allow an abundance of natural light to flood the interior, creating a bright and welcoming atmosphere.

The modern fitted kitchen is well equipped with quality appliances, generous worktop space, and ample storage, making it both practical and stylish for everyday living.

Upstairs, the property offers two well-proportioned bedrooms, thoughtfully designed to maximise space and comfort. Completing the accommodation is a contemporary family bathroom featuring a modern suite with quality fixtures and fittings.

Conveniently located close to local shops, schools, and excellent public transport links, the property offers easy access to everyday amenities while enjoying the benefits of a quiet residential setting.

Sold as a tenanted investment, the property benefits from a tenant already in situ, currently paying £425 per calendar month, providing immediate rental income from the day of completion. The tenancy is fully managed by Pattinson, making this a genuine turnkey investment with a hassle-free management arrangement already in place. Whether you're an experienced landlord looking to expand your portfolio or a first-time investor seeking a straightforward buy-to-let opportunity, this property offers a ready-made investment with no initial void period.

Combining well-presented accommodation, a convenient location, and an established rental income, this property represents an excellent investment opportunity. Early enquiry is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £35,000

Property Type: Terraced House

USPs: Chain free

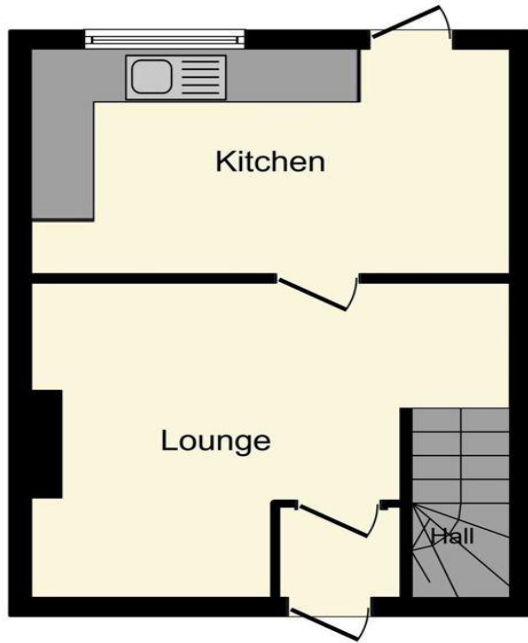
Parking: On Street

Heating: Gas

Electric: National Grid

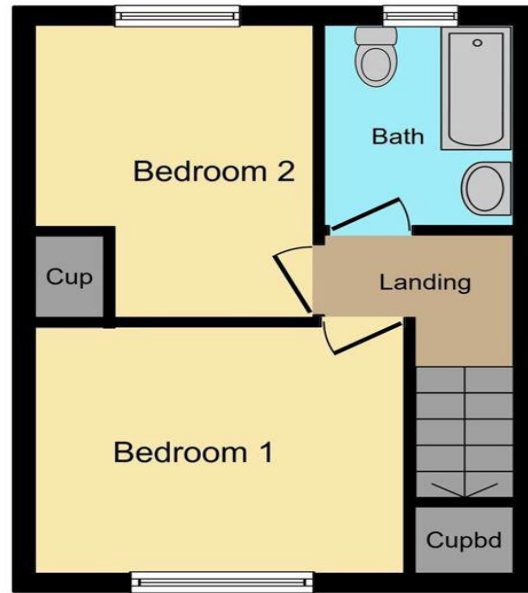
Water: Direct mains water

Sewerage: Standard UK domestic



**Ground Floor**

Floor area 29.0 sq. m. (312 sq. ft.) approx



**First Floor**

Floor area 29.0 sq. m. (312 sq. ft.) approx

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Eleventh Street, Horden, Peterlee, Durham, SR8 4QQ

Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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