



## 2 bed terraced house to buy in

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

**£34,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

Chain free

## Property features

- ✓ Previously Achieving £475 PCM Rental Income
- ✓ Two Generous Bedrooms
- ✓ Ideal Addition to Buy-to-Let
- ✓ Well kept throughout
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to present this two-bedroom terraced home, ideally located within the popular residential area of Horden, Peterlee. Offered for sale with a sitting tenant in situ, the property recently achieved a rental income of £475 per calendar month, equating to an impressive approx. 10.4% gross annual rental yield, making it a fantastic ready-made investment opportunity.

The accommodation briefly comprises a well-proportioned reception room, providing a comfortable living space. To the rear, the kitchen is practically laid out, offering a functional and sociable environment.

To the first floor, there are two generously sized bedrooms, both offering ample space for furnishings, along with a modern family bathroom fitted with a contemporary suite.

Externally, the property benefits from a private rear yard, providing a low-maintenance outdoor space.

Situated close to local amenities, schools, and transport links, the property remains a consistently attractive rental prospect within a well-established area.

An ideal addition to any portfolio, this property offers immediate income from day one with strong yield potential. Early enquiry is recommended. Contact Pattinson Estate Agents today for further information.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £34,000

Property Type: Terraced House

USPs: Chain free

Parking: On Street

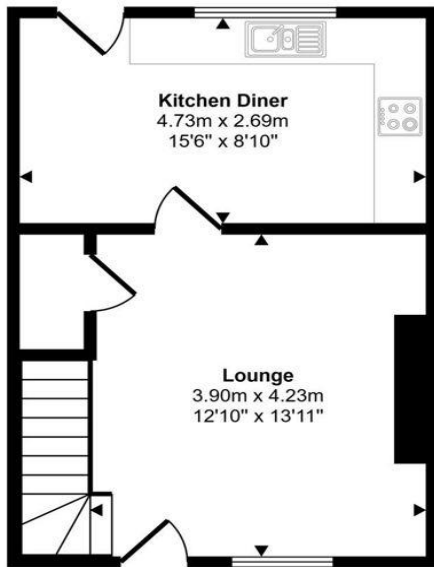
Heating: Gas

Electric: National Grid

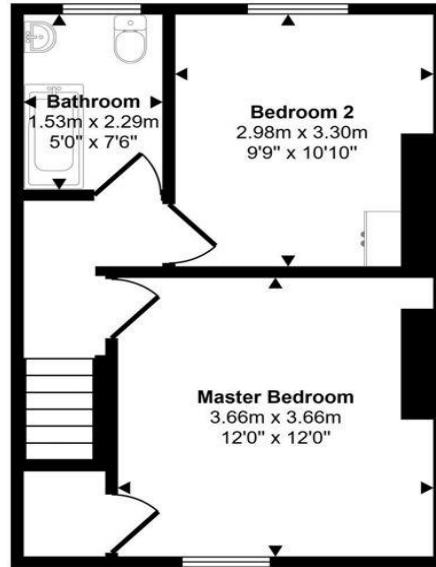
Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
67 sq m / 720 sq ft



Ground Floor  
Approx 33 sq m / 359 sq ft



First Floor  
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>	74	79
(55-68) <b>D</b>		
(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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