



2 bed terraced house to buy in

Ninth Street, Horden, Peterlee, Durham,
SR8 4LZ

£30,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Garden

Property features

- ✓ No onward chain
- ✓ Two-bedroom terraced property
- ✓ Immaculately maintained
- ✓ Upgraded bathroom, boiler, windows, doors
- ✓ Potential rental income of

Key Information

- ✓ Council Tax: Band A
- ✓ 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

No Chain | Potential 16.3% Rental Yield | Immaculately Maintained Home

Offered to the market with no onward chain, this deceptively spacious two-bedroom terraced property in Horden, Peterlee, presents an excellent opportunity for investors and first-time buyers alike.

Immaculately maintained throughout, the property is ready to move into and has been lovingly cared for by its current owner. Whilst some cosmetic aspects may be considered dated, the home is exceptionally clean and well-presented, offering buyers the opportunity to modernise to their own taste over time.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, upgraded family bathroom, and two well-proportioned bedrooms. The property has also benefited from a number of important improvements, including a modern combi boiler, replacement UPVC windows, and new external doors, providing added efficiency and reducing future expenditure.

Externally, there is an enclosed rear yard, creating a private and low-maintenance outdoor space.

For investors, the property offers a potential rental income of approximately £475 PCM, equating to an impressive 16.3% gross rental yield, making it a standout buy-to-let opportunity.

Ideally situated close to local amenities, schools, transport links, and Horden railway station, the property also enjoys easy access to the Durham Heritage Coast and surrounding towns.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Lounge

4.81m x 4.32m (15'9" x 14'2")



Kitchen Diner

4.83m x 2.78m (15'10" x 9'1")



Bedroom One

3.83m x 3.76m (12'6" x 12'4")



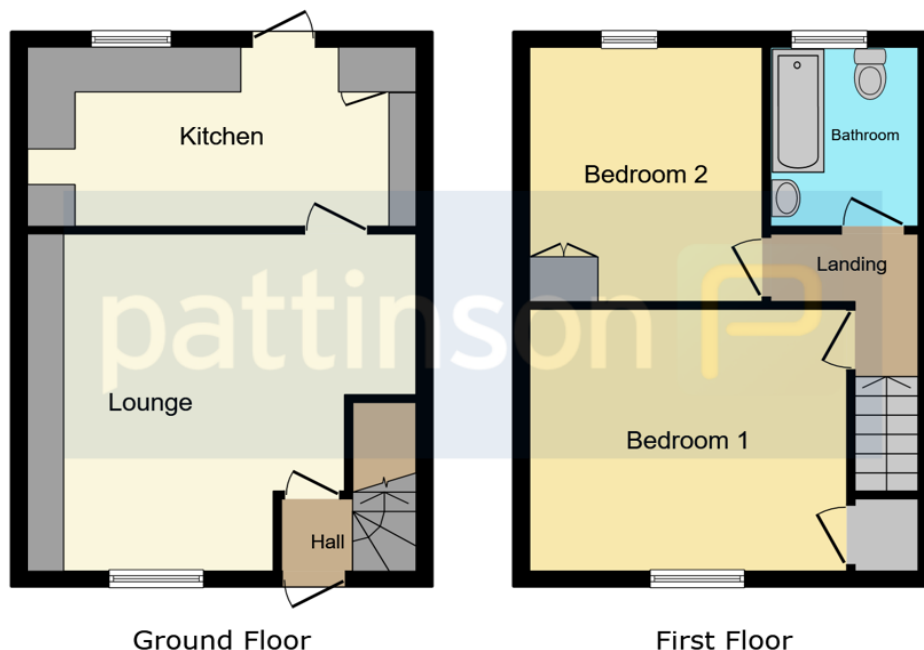
Bedroom Two

3.35m x 3.23m (10'11" x 10'7")



Family Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

pattinson 

Ninth Street, Horden, Peterlee, Durham, SR8 4LZ

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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

