



2 bed terraced house to buy in

Seventh Street, Horden, Peterlee,
Durham, SR8 4JQ

£44,950

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Open Plan Kitchen/Diner
- ✓ Popular Location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****SPACIOUS FAMILY HOME**TWO DOUBLE BEDROOMS**OPEN PLAN KITCHEN/DINER**REAR YARD**WALKING DISTANCE TO THE COAST AND TRAIN STATION**POTENTIAL RENTAL INCOME OF £450/£475 PCM****

Pattinson Estate Agents are delighted to welcome to the market this well presented family home, situated in the popular village of Horden, Peterlee. Perfectly positioned within easy access to local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to an array of popular schools, Horden Train Station and The Coast, also a short drive to Castle Eden Dene Nature Reserve, Peterlee, Sunderland and Hartlepool Town Centre.

The property is spacious throughout and briefly comprises: entrance/hallway, lounge and an open plan kitchen/diner. To the first floor lies two double bedrooms and a three piece bathroom, externally there is a private yard to the rear.

Early viewings are highly recommended to appreciate the size and location of this family home. Please contact us to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £44,950

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump

Entrance

Property entrance leading directly to the lounge

Lounge

4.38m x 4.83m (14'4" x 15'10")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect window.



Kitchen/Dining Room

2.83m x 4.81m (9'3" x 15'9")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, a stainless steel sink unit and plumbing for a washing machine. Vinyl flooring, tiled splash back, a radiator, a double glazed rear aspect window and an external door leading to the rear yard.



Bedroom One

3.67m x 3.79m (12'0" x 12'5")

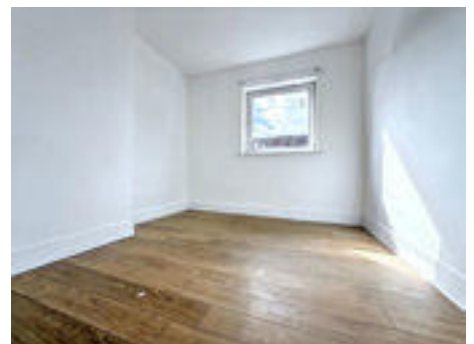
Double bedroom with laminate flooring, a storage cupboard, radiator and a double glazed window.



Bedroom Two

3.54m x 3.03m (11'7" x 9'11")

Double bedroom with laminate flooring, a storage cupboard, radiator and a double glazed window.



Bathroom

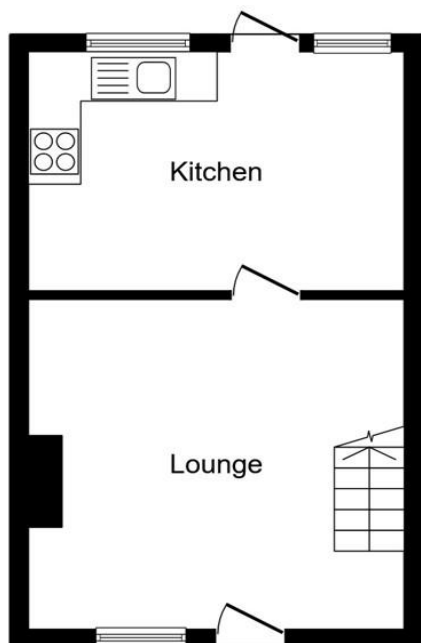
2.58m x 1.68m (8'5" x 5'6")

Three piece bathroom benefiting from a paneled bath, hand wash basin and WC. Vinyl flooring, UPVC cladded splash back, a radiator and a double glazed window.

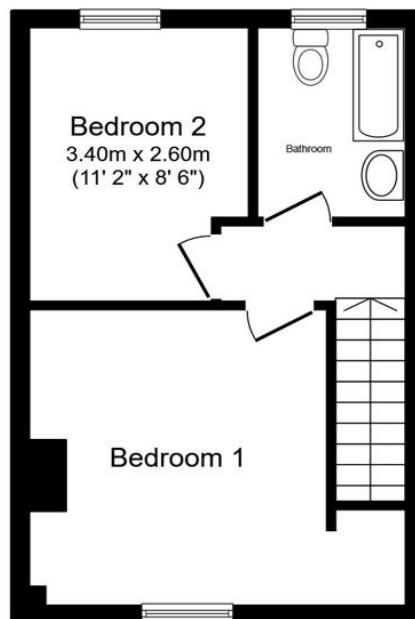


External

Externally, to the rear lies a private yard.



Ground Floor



First Floor

Total floor area: 60.2 sq.m. (648 sq.ft.)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Seventh Street, Horden, Peterlee, Durham, SR8 4JQ

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

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