



2 bed terraced house to buy in

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

£42,500

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Chain free

Property features

- ✓ Ideal Buy-to-Let Investment
- ✓ Achievable Rental Income of £475 PCM (£5,700 PA)
- ✓ Two Double Bedrooms
- ✓ Spacious Mid-Terraced Property
- ✓ EPC Rating D

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

IDEAL BUY-TO-LET INVESTMENT – £475 PCM RENTAL INCOME – TWO DOUBLE BEDROOMS – NO ONWARD CHAIN!

An excellent opportunity to acquire this well-proportioned two-bedroom mid-terraced property, ideally suited to buy-to-let investors or first-time buyers. Conveniently positioned within easy reach of the local railway station, nearby parks, schools and shopping facilities, the property offers spacious accommodation throughout and benefits from gas central heating, double glazing and a private rear courtyard.

The property is offered with no onward chain and presents an attractive investment opportunity, with an achievable rental income of approximately £475 PCM, equating to £5,700 per annum.

Upon entering, the entrance hallway provides access to the main living accommodation, with stairs leading to the first floor. The spacious lounge benefits from a double-glazed window, radiator, feature fireplace and useful built-in storage cupboard.

To the rear, the generous dining kitchen offers ample space for both cooking and dining, featuring a range of fitted wall and floor units, work surfaces, stainless steel sink, electric hob and plumbing for a washing machine. A double-glazed window overlooks the rear courtyard, allowing natural light into the room.

To the first floor are two well-proportioned double bedrooms. The master bedroom is positioned to the front of the property and benefits from a built-in storage cupboard housing the gas combination boiler. The second bedroom overlooks the rear courtyard and also benefits from useful built-in storage.

The accommodation is completed by a shower room comprising a corner shower cubicle with electric shower, low-level WC and pedestal wash hand basin, together with a radiator and frosted double-glazed window.

Externally, the property benefits from an enclosed, west-facing rear courtyard with useful storage outbuildings, providing a private outdoor space.

The property is conveniently situated close to local amenities, shopping facilities, schools and recreational parks. The nearby railway station provides convenient public transport connections, while the surrounding road network offers access to neighbouring towns and further afield.

With an achievable rental income of approximately £475 PCM (£5,700 per annum), this property offers an appealing opportunity for investors looking to expand their portfolio. The gross annual rental yield will depend on the agreed purchase price, with further potential for long-term rental income.

Council Tax Band: A

Tenure: Freehold

Price: £42,500

Property Type: Terraced House

USPs: Chain free

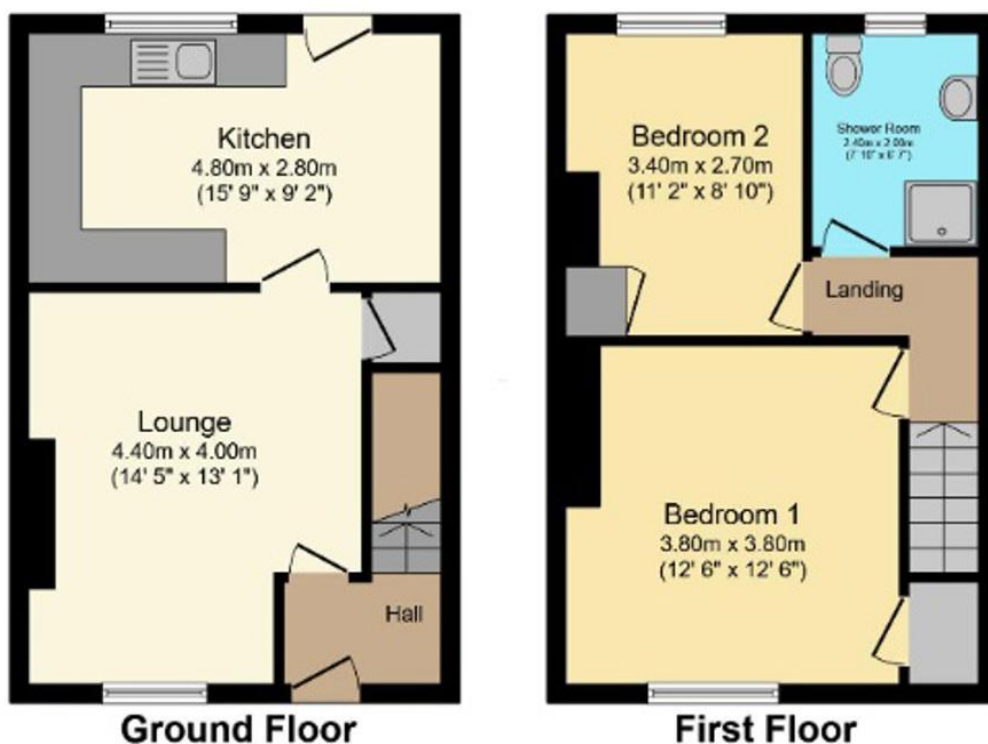
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Total floor area 68.6 m² (739 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(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

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

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

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