



## 2 Malt Crescent

Horden, Peterlee, SR8 4NT

**£77,500**



\*\*\* SEA VIEWS \*\*\* 2 BEDROOM PROPERTY \*\*\*

An ideal opportunity for a first time buyer to acquire this charming 2 bedroom property situated on a set back position on Malt Crescent, Horden, Peterlee. With sea views to the rear, large rear garden which could easily be changed to off street parking (subject to permissions) To be sold with no onward chain, this freehold property has gas central heating via a new combination boiler (installed around 12 months ago) uPVC double glazing, 2 reception rooms and more!

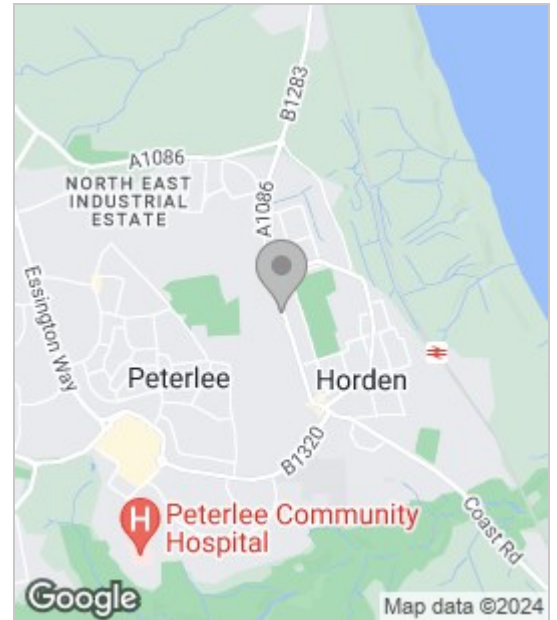
The internal layout offers, Entrance porch, entrance hallway, welcoming family lounge, spacious dining area, kitchen with base and wall units, utility area and the ground floor WC.

To the first floor are 2 double bedrooms and the shower room/WC

Externally is a large garden to the rear is a garden, predominantly laid to lawn with hedging and bushes, patio seating area. To the front is a garden laid to lawn with flower beds.



## Area Map



## Floor Plan



## Energy Efficiency Graph



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