

HUNTERS[®]

HERE TO GET *you* THERE



Edward Avenue

Horden, SR8 4RQ

Asking Price £89,950



Council Tax: A



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Lounge

14'1" x 11'5" (4.30m x 3.48m)

Situated at the front of the residence the wonderful lounge offers views across the walled front gardens through a double glazed bay window complimented with a contemporary fireplace inset with a gas fire and attractive laminate flooring. Further attributes include an exterior double glazed exterior door, a radiator, useful storage cupboard concealing the gas boiler, a door opening into the second bedroom and an open arch leading into the inner hallway.

Master Bedroom

9'8" x 8'1" (2.95 x 2.48)

The master bedroom is located at the front of the bungalow and features a double glazed window accompanied with a radiator.

Inner Hallway

This delightful area offers a continuation of the attractive laminated flooring from the lounge and facilitates access into the bathroom, kitchen, master bedroom and the lounge.

Second Bedroom

9'10" x 8'3" (3.01m x 2.53m)

Positioned at the rear, the second double bedroom features a double glazed window overlooking the south facing rear courtyard and a radiator.

Bathroom

8'4" x 5'1" (2.55 x 1.55)

The delightful bathroom suite which includes a panel bath, low level w/c and a pedestal hand wash basin. Further features include a double glazed window to the rear, attractive wall and floor tiling and a chrome finished ladder style radiator.

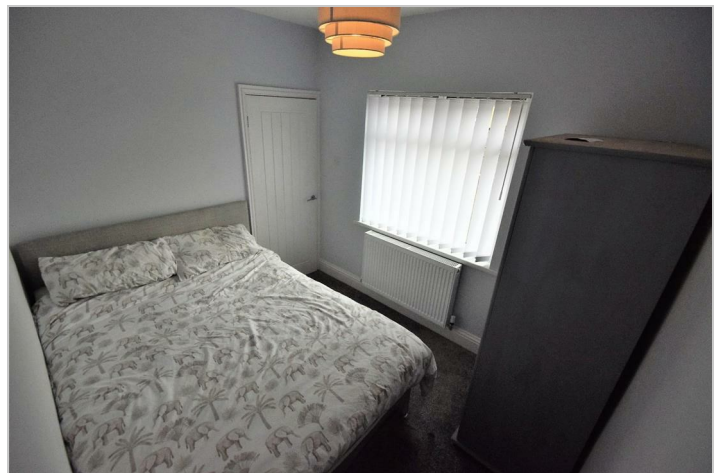
Kitchen

8'10" x 10'6" (2.71 x 3.22)

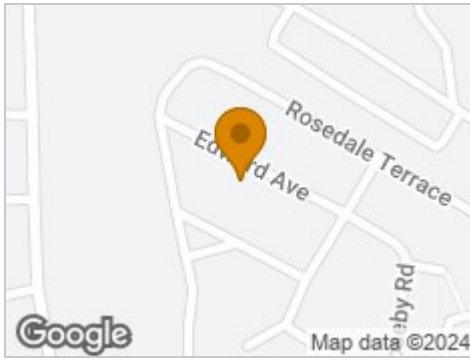
Nestled at the rear of the bungalow the refurbished contemporary kitchen incorporates an array of wall and floor cabinets finished with complimenting work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set adjacent to a double glazed window overlooking the south facing rear courtyard. Further attributes include an electric oven and hob positioned beneath an elevated brushed steel extractor canopy, plumbing for an automatic washing machine and an external double glazed door providing accessibility to the rear.

External

At the front of the property there is a lawned garden, whilst, to the rear there is a south facing courtyard garden, ideal for outdoor enjoyment during the warm summer months.



Road Map



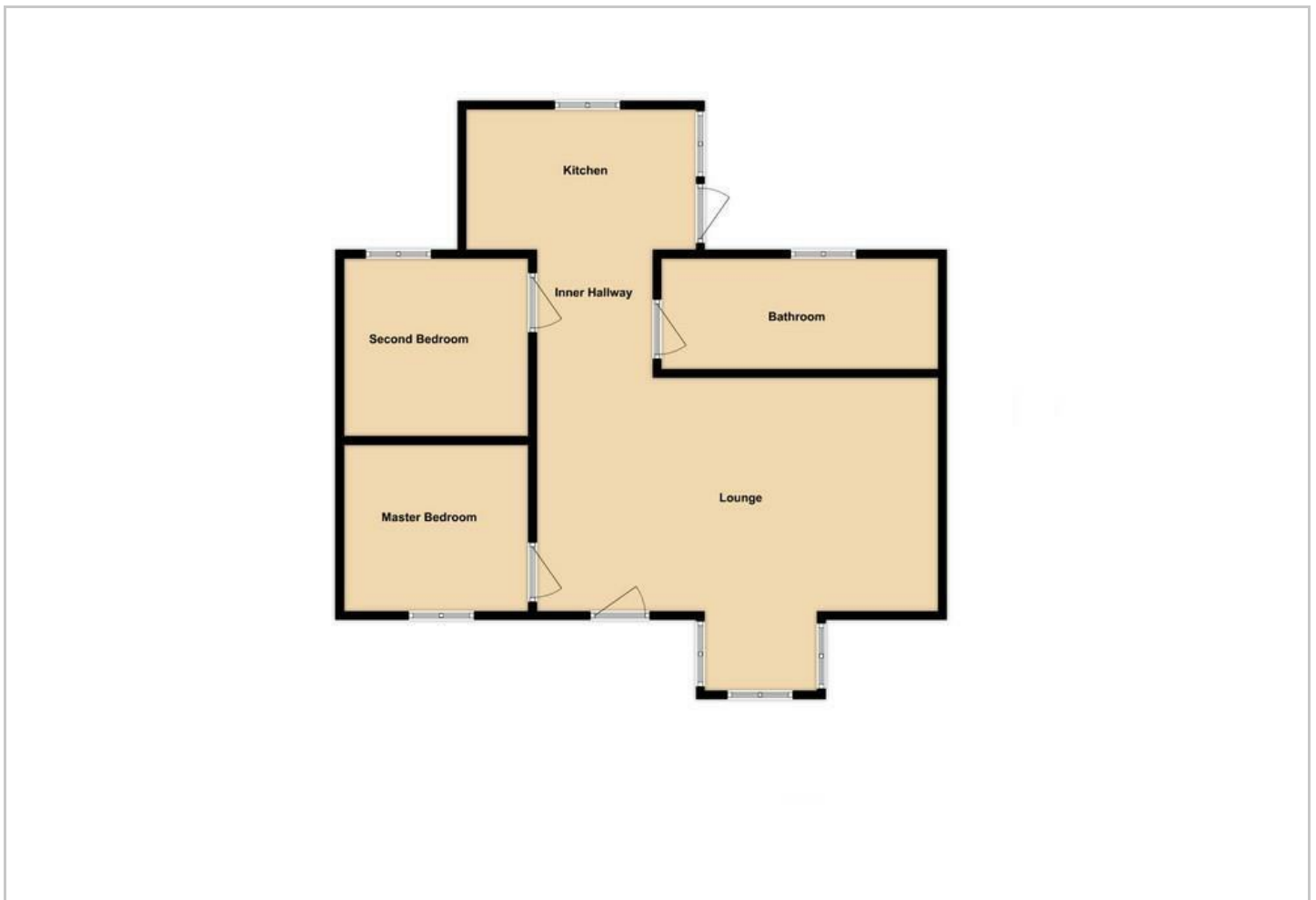
Hybrid Map



Terrain Map



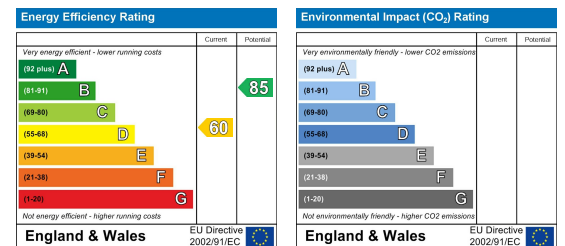
Floor Plan



Viewing

Please contact our Hunters Peterlee Office on 0191 586 3836 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.