



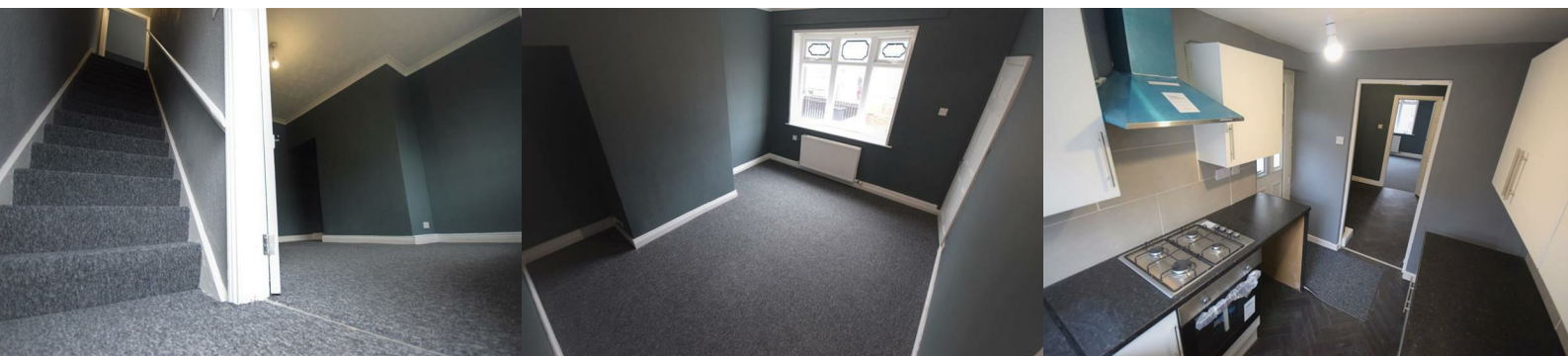
Coronation Avenue

Horden, SR8 4SF

Asking Price £70,000



AN EXCEPTIONAL TWO BEDROOM HOME... A splendid opportunity has become available to purchase this wonderful refurbished two bedroom property located on Coronation Avenue, Horden located within walking distance of the new Horden railway station, local shops and schools. The accommodation includes an entrance hallway, lounge, dining room, kitchen, family bathroom, gas central heating via a combination boiler and double glazing.



ENTRANCE HALL

The welcoming entrance hallway features a double glazed external door opening into the patio gardens, stairs to the first floor landing area and a further internal door offering accessibility into the lounge.

LOUNGE 9'2" x 13'1" (2.8 x 3.99)

A wonderful reception room located to the front of the residence which incorporates a double glazed bow window looking onto the attractive patio gardens and a radiator. Further attributes include feature alcoves to the chimney breast, a useful understairs cupboard and a doorway to the dining room.

DINING ROOM 8'3" x 9'5" (2.52 x 2.87)

Situated between the kitchen and lounge, the lovely dining room incorporates attractive floor coverings which flow into the kitchen, two radiators and a further door opening into the bathroom.

KITCHEN 7'0" x 10'10" (2.13 x 3.3)

This splendid room features a wonderful refitted contemporary kitchen with a wealth of both wall and floor cabinets finished with contrasting granite effect laminated work surfaces integrating a stainless steel sink and drainer complete with mixer tap fittings set beneath a double glazed window to the rear. Additional attributes include an integral brushed steel gas hob and an underbench elect..

BATHROOM 4'6" x 8'4" (1.38 x 2.54)

The lovely bathroom comprises of a white suite featuring a panelled bath with shower mixer taps and attractive pvc panel walls, a low level Wc and a pedestal hand wash basin. Further compliments include a double glazed window to the rear of the home and a chrome effect ladder style towel radiator.

FIRST FLOOR LANDING

Set to the top of the stairwell from the entrance hallway the landing offers access into the two double bedrooms and the boarded loft area, ideal for storage, with slingsby style ladders and a double glazed velux window.

MASTER BEDROOM 10'0" x 13'0" (3.05 x 3.96)

This delightful larger than average master bedroom positioned to the front of the home incorporates a double glazed window offering elevated views across the attractive patio gardens, a radiator and a storage cupboard concealing the gas combi boiler.

SECOND BEDROOM 7'9" x 14'4" (2.36 x 4.37)

Located at the rear of this most impressive home, the second double bedroom features a double glazed window and a radiator.

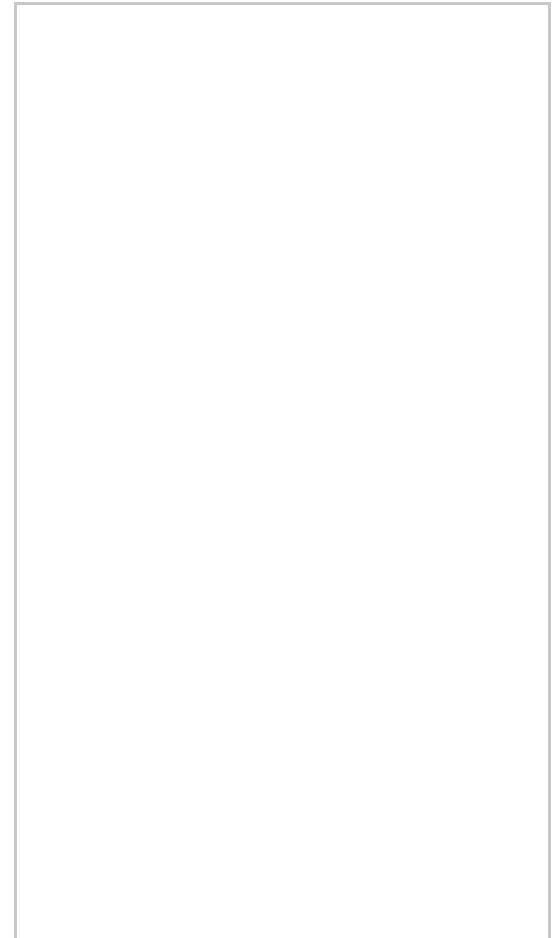
EXTERNAL

The front garden provides a lower than average maintenance block paved walled patio garden and an access gate to the pedestrian walkway. To the rear of the home there is a walled enclosed rear yard area accessible from the rear kitchen and an access gate to the rear lane.

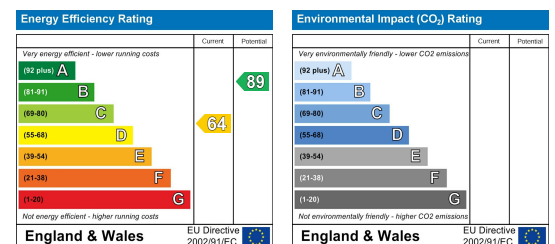
Area Map



Floor Plans



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.