

HUNTERS®

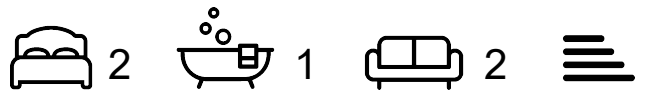
HERE TO GET *you* THERE



Ninth Street

Horden, Peterlee, SR8 4LZ

Auction Guide £25,000



EXCEPTIONAL INVESTMENT PROPERTY WITH OVER 15% RENT YIELD POTENTIAL ... This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). A splendid opportunity has arisen to purchase this two bedroom house which is need of refurbishment, situated near the local railway station, local shops, parks and the scenic heritage coastline. The accommodation includes a lounge, dining room and a kitchen, a family bathroom and two well appointed double bedrooms. EPC: On Order, Council Tax Band A. For further information regarding Hunters comprehensive lettings management facilities and viewings contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hall

Situated at the front of the property the entrance hallway features an external double glazed composite door, stairs to the first floor and a door to the lounge.

Lounge 14'3" x 11'1" (4.35m x 3.39m)

The well proportioned principle reception room includes a double glazed window and a convenient understairs storage cupboard.

Dining Room 15'11" x 9'0" (4.87m x 2.75m)

Located to the rear, adjacent to the kitchen, the dining room features a double glazed window to the rear and a door to the kitchen.

Kitchen 8'8" x 7'6" (2.65m x 2.30m)

Nestled at the rear of the home the kitchen includes a door opening into the rear courtyard accompanied with a double glazed window and a range of wall and floor cabinets finished in white colour tones complete with contrasting laminated work surfaces which integrate an electric oven and gas hob positioned beneath an elevated extractor hood. Additional attributes include plumbing for an automatic washing machine and space for a fridge freezer.

Landing

Positioned at the top of the stairwell from the entrance hall, the landing includes loft access and doors opening into the two double bedrooms and the bathroom.

Master Bedroom 11'4" x 11'0" (3.47m x 3.37m)

The master bedroom features a double glazed window at the front of the property and a useful storage cupboard.

Second Bedroom 11'1" x 9'7" (3.38m x 2.94m)

The second double bedroom is positioned to the rear of the property and includes a double glazed window providing elevated views across the west facing courtyard.

Bathroom 7'6" x 5'11" (2.30m x 1.81m)

Situated adjacent to the second bedroom towards the rear of the home, the bathroom includes a panel bath, a low level W/c and a double glazed window.

Outdoor Space

The sizable west facing rear walled courtyard features a useful outbuilding and access into the rear lane.

Auction Information and Terms

This property is for sale by Traditional Auction.

The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

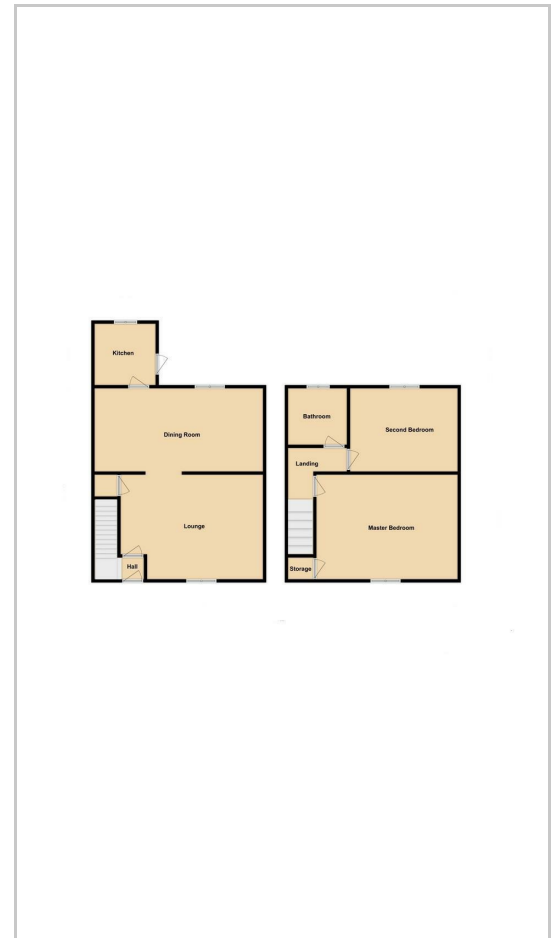
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

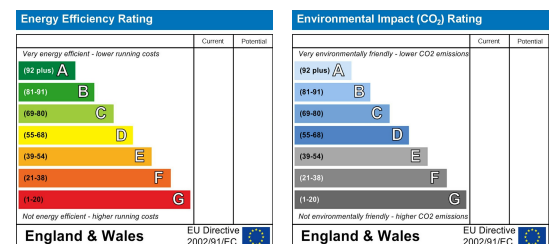
Area Map



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.

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