



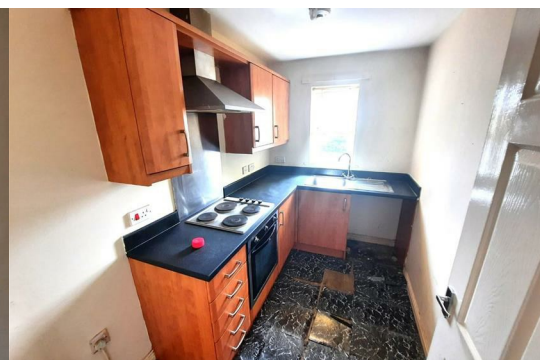
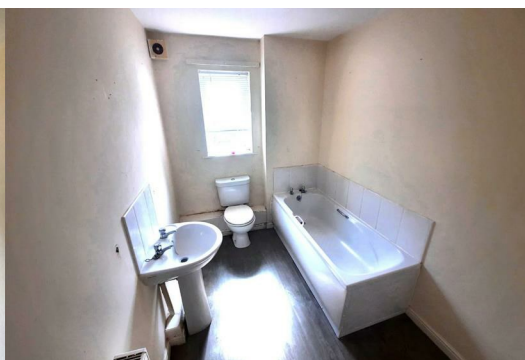
Burdon Court

Horden, Peterlee, SR8 4JA

£50,000



EXECUTIVE FIRST FLOOR APARTMENT ... Hunters are pleased to present to the market this splendid investment buy-to-let property which should realise a rent yield at 10% @ £500pcm or an ideal first home which is situated within reach of local shopping facilities, schools, the local railway station and heritage coastline. The accommodation briefly comprises of a communal entrance and a private hallway, two double bedrooms, a lounge, kitchen, bathroom, both gas central heating and double glazing and an allocated parking space. For further information regarding Hunters comprehensive lettings management facilities and to arrange viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre. " No Chain "



Entrance Hallway

Situated on the first floor and accessed via the communal hallway, the entrance features convenient laminate flooring, a radiator and a useful storage cupboard which conceals the gas combination boiler.

Lounge 13'0" x 11'10" (3.97m x 3.62m)

Positioned at the front of the residence the reception room includes a radiator and an eye catching Juliet balcony accompanied with a pair of double glazed patio doors and a further double glazed window offering scenic elevated views across the cul-de-sac.

Kitchen 9'6" x 6'0" (2.91m x 1.84m)

The well appointed kitchen comprises of a wealth of wall and floor cabinets finished in maple colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window. Further attributes include a radiator, plumbing for an automatic washing machine, space for a fridge freezer and integral appliances comprising of an electric oven and hob situated below an elevated brushed steel extractor canopy.

Family Bathroom 8'4" x 6'4" (2.56m x 1.94m)

The bathroom features a white suite which comprises of a panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window, an extractor fan and a radiator.

Master Bedroom 12'5" x 10'4" (3.81m x 3.16m)

The well appointed master bedroom is positioned to the rear of the property and features two double glazed windows, a radiator and attractive cushioned flooring.

Second Bedroom 10'4" x 8'2" (3.16m x 2.51m)

The second double bedroom is situated adjacent to the master bedroom, towards the rear of the residence and includes a radiator, cushioned flooring and a double glazed window.

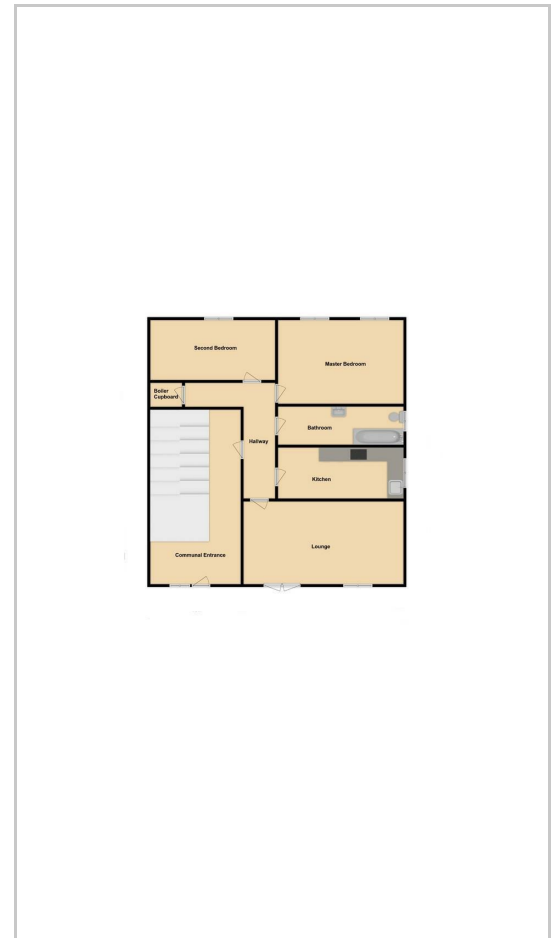
Outdoor Space & Parking

The property features off street parking with its own allocated car parking space towards the front of the property.

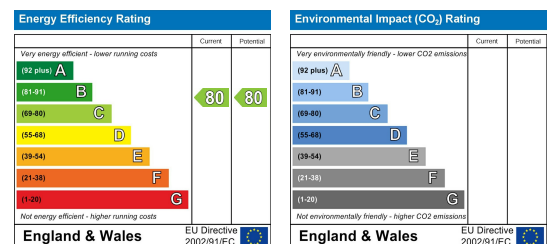
Area Map



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.