HUNTERS®

HERE TO GET you THERE

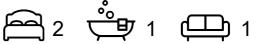


Warren Street

Horden, Peterlee, SR8 4NA

£49,950









EXCEPTIONAL INVESTMENT PROPERTY - 10% RENT YIELD POTENTIAL ... Hunters are delighted to present to the market this refurbished two bedroom property situated with reach of the new railway station which interlinks with the regions major conurbations, scenic local parks and the heritage coastline, local schools and shopping facilities. The accommodation includes a welcoming lounge, lovely dining kitchen, two double bedrooms and a contemporary bathroom, a gas central heating system via a new combi boiler, double glazing and a south facing rear walled courtyard. The fortunate new owners will be provided both new electrical and gas certificates, making the property available for immediate lettings marketing. For further information regarding Hunters comprehensive lettings management facilities and to arrange a viewing please contact your local Hunters office situated in the Peterlee Castle Dene Shopping centre. "No Chain"



Lounge 14'8" x 14'9" (4.48m x 4.5m)

Situated at the front of the property this delightful reception room includes an external door accompanied with a double glazed window, an open spindled staircase to the first floor landing area, a useful understairs cupboard, radiator and a door offering accessibility into the impressive dining kitchen.

Dining Kitchen 11'10" x 8'11" (3.63m x 2.74m)

Nestled to the rear of this wonderful home, the well appointed dining kitchen features an array of wall and floor cabinets finished in contemporary colour tones and contrasting granite effect work surfaces integrating a stainless steel sink and drainer unit positioned beneath a double glazed window overlooking the enclosed south facing courtyard, an external double glazed door opening into the courtyard and a radiator. Additional attributes include attractive herringbone style flooring, a new wall mounted gas central heating boiler which will be installed upon exchange of contracts for the new owners and both an electric hob and oven set below an elevated brushed steel extractor canopy.

Landing

Set at the top of the stairwell leading from the lounge, the landing area offers accessibility into both double bedrooms and the family bathroom and convenient loft access.

Master Bedroom 12'3" x 11'4" (3.75m x 3.47m)

The wonderful master bedroom features a double glazed window set at the front of the home, a radiator and a useful walk into storage cupboard.

Second Bedroom 11'3" x 10'3" (3.45m x 3.14m)

The second double bedroom includes a double glazed window providing elevated views across the enclosed south facing courtyard and a radiator.

Family Bathroom 7'10" x 5'4" (2.4m x 1.63m)

Located adjacent to the second bedroom at the rear of the property, the family bathroom features an elevated thermostatic shower over the panel bath complete with a glazed shower screen, a low level W/c and a pedestal hand wash basin. Accompaniments include a radiator, extractor fan and a double glazed vanity window.

Outdoor Space

The south facing private rear walled courtyard offers a splendid outdoor space to enjoy the warm summer months and includes a useful brick outbuilding together with a gate for access into the rear lane.

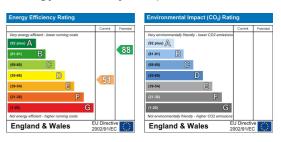
Area Map



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.