



Fifth Street

Horden, SR8 4LA

Asking Price £34,950



IDEAL INVESTMENT - OVER 12% RENT YIELD POTENTIAL ... This wonderful two bedroom mid terraced house features a delightful lounge, dining kitchen and a family bathroom to the first floor, not to mention, both gas central heating via a combi boiler, double glazing throughout and a rear walled courtyard. The property lies within reach of Horden railway station which interlinks with all of the region's major conurbations, the scenic heritage coastline, parks and both local shops and schools. EPC: E, Council Tax Band A. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The entrance hallway features a staircase to the first floor, an external double glazed door and a further door granting access into the lounge.

Lounge 14'9" x 13'11" (4.50m x 4.26m)

Situated at the front of the property the lounge incorporates a double glazed window, feature laminated flooring, a radiator and an open aspect to the dining kitchen.

Dining Kitchen 15'10" x 9'0" (4.84m x 2.75m)

Nestled towards the rear of the home the dining kitchen features an array of both wall and floor cabinets finished in white colour tones and contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window offering views across the rear walled courtyard. Further attributes include an electric hob and an elevated oven, plumbing for an automatic washing machine, a radiator and an exterior double glazed door opening into the rear courtyard.

Landing

Offering access into both double bedrooms and the bathroom.

Master Bedroom 12'0" x 11'4" (3.67m x 3.47m)

Located at the front of the property, the master bedroom includes a double glazed window, a radiator and a useful storage cupboard which conceals the gas central heating boiler and offers convenient access into the loft.

Second Bedroom 11'7" x 9'2" (3.55m x 2.80m)

Set towards the rear of the property the second double bedroom features an array of fitted wardrobes, a radiator and double glazed windows providing elevated views across the rear courtyard towards the distant coastline.

Loft

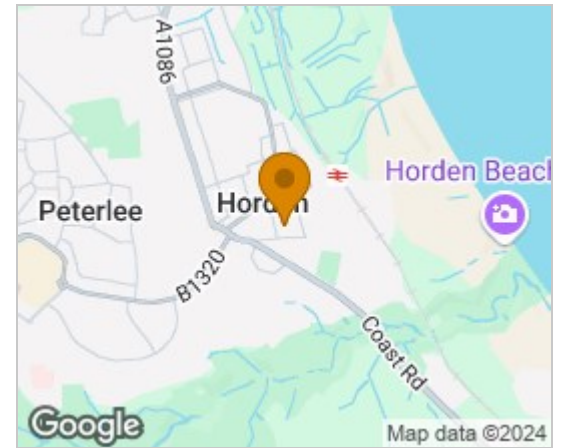
Bathroom 8'10" x 5'2" (2.70m x 1.59m)

The family bathroom features a white suite comprising of a panel bath complete with an overhead shower, a low level W/c and a pedestal hand wash basin. Accompaniments include a radiator and a double glazed window to the rear.

Rear Courtyard

An ideal accompaniment to the property, this walled courtyard features a brick outbuilding for additional storage and an access gate to the rear lane.

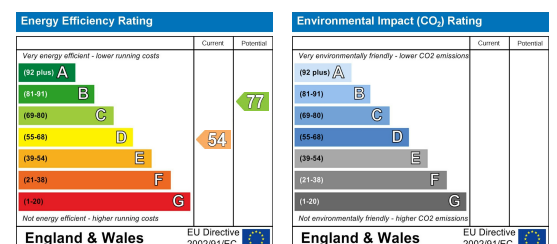
Area Map



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.