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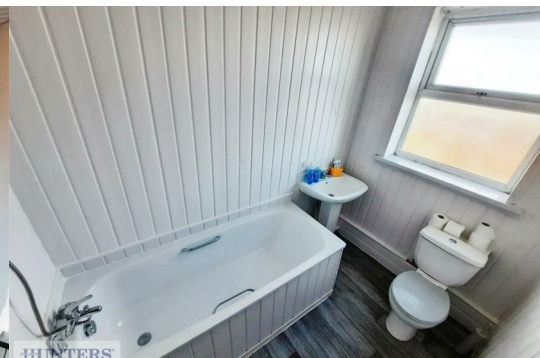
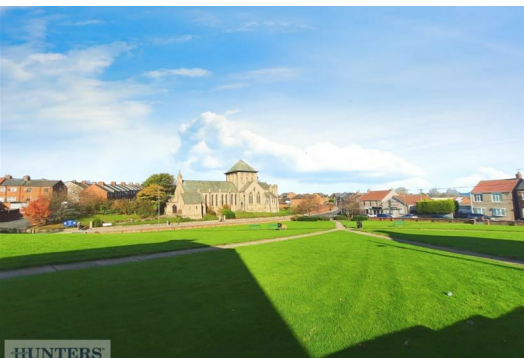
Seventh Street

Horden, SR8 4JQ

Asking Price £39,995



OVER 10% RENT YIELD - TENANT IN RESIDENCE @ £435pcm - IDEAL INVESTMENT PROPERTY ... An exceptional opportunity has become available to acquire this well presented two bedroom terrace house which conveniently comes with a tenant in residence who wishes to remain following the sale. The property is situated within reach of the local park and railway station which interlinks with Sunderland, Hartlepool and beyond. The accommodation briefly comprises of a lounge, dining kitchen, two double bedrooms, a bathroom and both double glazing and gas central heating system. The fortunate new landlord will receive the new boiler installation certificate. EPC: C, Council Tax Band A. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office located in the Peterlee Castle Dene Shopping Centre.



Lounge 14'6" x 14'2" (4.42m x 4.33m)

Located at the front of this impressive property, the lounge incorporates a feature fireplace complimented with a double glazed window, stairs to the first floor, a radiator and an external double glazed door.

Dining Kitchen 15'9" x 9'4" (4.81m x 2.85m)

Nestled towards the rear of the home the larger than average dining kitchen features an array of contemporary white coloured wall and floor cabinets finished with contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings placed below a double glazed window overlooking the rear courtyard. Additional attributes include a double glazed door offering access into the rear courtyard, a radiator, an integral electric oven and hob, plumbing for an automatic washing machine and space for a fridge freezer.

Landing

Providing accessibility into both double bedrooms and the family bathroom.

Master Bedroom 12'2" x 11'3" (3.71m x 3.43m)

Located towards the front of the property, the master bedroom features double glazed windows, a radiator and a useful storage cupboard.

Second Bedroom 11'8" x 9'11" (3.57m x 3.03m)

Situated at the rear of the home the second double bedroom includes a double glazed window, a useful storage cupboard and a radiator.

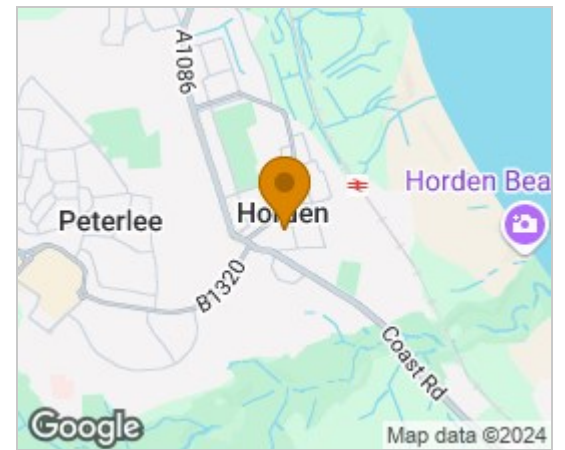
Family Bathroom 7'11" x 5'5" (2.43m x 1.66m)

The well presented bathroom features a white suite comprising of a panel bath complete with shower mixer tap fittings, a pedestal hand wash basin and a low level W/c. Accompaniments include a double glazed frosted window set at the rear elevation, a radiator and convenient panel walls.

Outside Space

The local park is situated just at the end of the street, three houses from the property, which is ideal for families and outdoor recreation, while the rear enclosed courtyard provides a wonderful private outdoor space offering access to a rear lane.

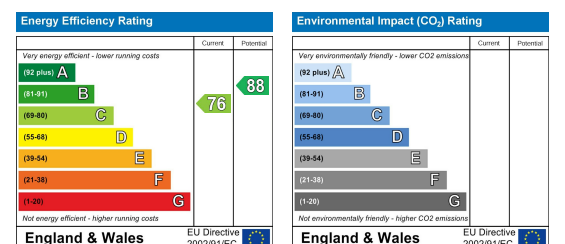
Area Map



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.