



Bourne Street

Easington Colliery, SR8 3RZ

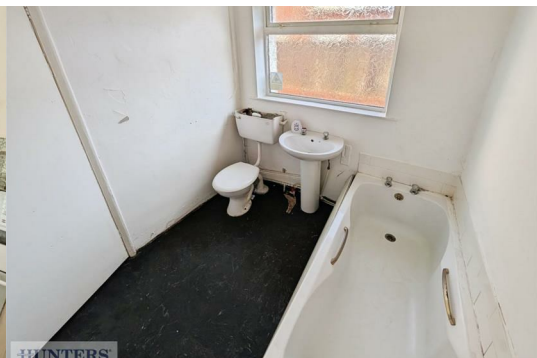
Asking Price £37,500



14 Bourne Street, Easington Colliery, Peterlee, County Durham, SR8 3RZ.

We are acting in the sale of the above property and have received an offer of £37500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

EXCEPTIONAL INVESTMENT - OVER 12% RENT YIELD POTENTIAL .. Hunters are delighted to present to the market this wonderful terraced house on Bourne Street which presents an excellent opportunity for both first-time buyers and seasoned investors alike. With a modest yet functional layout, the property boasts two well-proportioned bedrooms and a comfortable reception room, making it an ideal space for relaxation and entertaining. For those considering a buy-to-let investment, this property stands out with a remarkable rental yield potential of over 12%. This makes it an attractive option for investors looking to expand their portfolio in an area located within reach of local shops, schools, the A19 and pleasant walks on the heritage coastline. 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. EPC: D.



Entrance Hallway

The entrance features an external door and stairs to the first floor landing.

Lounge 14'7" x 12'8" (4.46m x 3.88m)

Situated at the front of the property, the well appointed reception room includes double glazed windows and a radiator.

Kitchen 8'11" x 7'6" (2.74m x 2.29m)

Nestled towards the rear of the property, the kitchen includes an array of floor cabinets and laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the courtyard. Accompaniments feature a wall mounted gas boiler and a radiator.

Rear Hallway

Incorporating a double glazed external door opening into the courtyard.

Bathroom 7'3" x 6'7" (2.22m x 2.01m)

Accessed via the rear hallway, the bathroom features a white suite comprising of a panel bath, low level W/c and a pedestal hand wash basin. Additional attributes include a radiator and a double glazed window.

Landing

Featuring loft access.

Master Bedroom 14'7" x 10'2" (4.46m x 3.12m)

Located at the front of the property the master bedroom includes a double glazed window and a radiator.

Second Bedroom 8'10" x 7'4" (2.71m x 2.25m)

Set to the rear of the home the second well appointed bedroom features a double glazed window and a radiator.

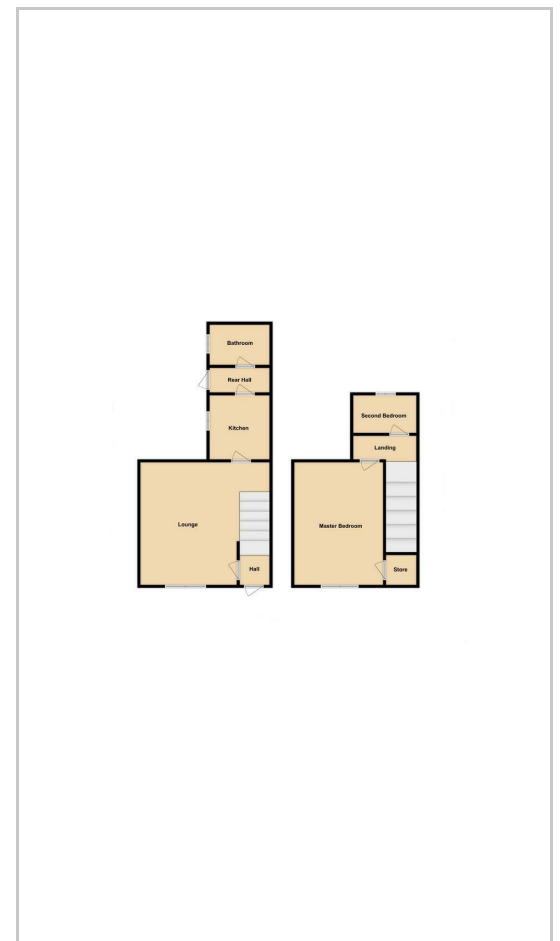
Outdoor Space

There is a walled enclosed courtyard positioned at the rear of the property providing access to a useful storage area and a gate permitting access to the rear lane.

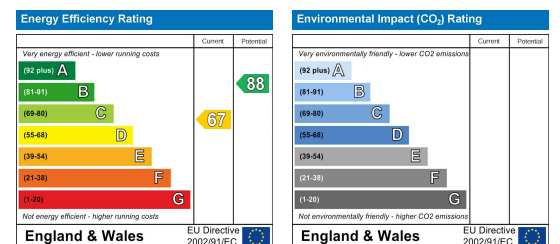
Area Map



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.