



## Edendale Terrace

, Horden SR8 4RD

- AFFORDABLY PRICED
- MID TERRACED HOUSE
  - FITTED KITCHEN
- FRONT GARDEN & REAR YARD
- DETACHED TIMBER GARAGE
- INVESTMENT OPPORTUNITY
- LOUNGE & DINING ROOM
- GROUND FLOOR BATHROOM
  - NO ONWARD CHAIN

Reduced £54,950







### FULL DESCRIPTION

An affordably priced mid terraced house and ideal investment opportunity or first time buyer property. Accessed via a UPVC entrance door to the lounge with feature bay window, double doors to the dining room, leading throughout to the fitted kitchen and ground floor bathroom suite. Stairs from the hallway lead to the first floor landing and three bedrooms. Externally there is a front garden, rear yard and a detached timber garage situated over the land to the rear. Gas central heating via a combi boiler and UPVC double glazing. Available with no onward chain, viewings are recommended.

### HALLWAY

UPVC entrance door leading to hallway with stairs to the first floor.

### LOUNGE

Bay window, radiator, coved ceiling, laminate flooring and double doors leading to the dining room.

### DINING ROOM

14'5" x 7'10"

Laminate ceiling, laminate flooring and storage cupboard.

### KITCHEN

10'5" 9'10"

Range of wall and floor units with laminate worktops and inset sink unit. Tiled flooring, tiled splashbacks, plumbed for automatic washing machine, wall mounted gas combi boiler and UPVC rear entrance door.

### BATHROOM

9'10" x 5'6"

Close coupled wc, pedestal wash hand basin and panel bath.

### FIRST FLOOR LANDING

### BEDROOM 1

11'1" x 10'2"

Radiator and laminate flooring.

### BEDROOM 2

20'4" x 9'10"

Radiator, built-in cupboards and laminate flooring.

### BEDROOM 3

10'2" x 9'2"

Radiator and laminate flooring.

### DETACHED GARAGE

### FRONT GARDEN & REAR YARD

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.





**Council Tax Band: A**  
**EPC Rating: D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.