HUNTERS®

HERE TO GET *you* THERE

Eleventh Street

Horden, SR8 4QQ

Asking Price £39,999

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EXCEPTIONAL BUY-TO-LET INVESTMENT - 14% RENT YIELD POTENTIAL ... Hunters are pleased to present to the market this two bedroom mid terraced house situated within reach of local shops, schools and Horden railway station. The accommodation comprises a generously sized lounge, a spacious dining kitchen, two well-proportioned bedrooms and a first-floor bathroom. The property also benefits from double glazing, gas central heating and outdoor space to the rear. The property offers an excellent opportunity for a first-time buyer, investor or landlord looking to add to their portfolio. For further information regarding Hunters comprehensive lettings management services and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. "No Chain"

Lounge 14'4" x 11'6" (4.37m x 3.52m)
A generously sized principal reception room positioned at the front of the property. The lounge features a double-glazed window, fitted carpet, central-heating radiator, decorative fireplace surround and access through to the dining kitchen. A staircase leads to the first-floor accommodation.

Dining Kitchen 16'0" x 9'1" (4.88m x 2.78m)
A spacious dining kitchen offering ample room for both cooking and dining. The kitchen is fitted with a selection of white wall and base units, contrasting work surfaces, a stainless-steel sink with drainer and space for freestanding appliances. Wood-effect herringbone flooring runs throughout, while a central-heating radiator and windows provide additional comfort and natural light. Access is also provided to the rear outdoor space.

Landing
The first-floor landing provides access to both bedrooms and the family bathroom. The area is finished with fitted carpet and neutral décor.

Master Bedroom 12'4" x 11'1" (3.76m x 3.40m)
A spacious double bedroom situated at the front of the property. The room benefits from a double-glazed window, fitted carpet, neutral décor and a central-heating radiator, with ample space for bedroom furniture.

Second Bedroom 11'1" x 8'11" (3.38m x 2.73m)
A well-proportioned second bedroom positioned at the rear of the property. Features include a double-glazed window, fitted carpet, neutral décor and a central-heating radiator. The room would be suitable as a bedroom, home office or dressing room.

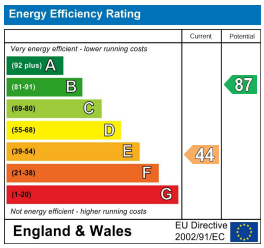
Bathroom 7'10" x 5'4" (2.39m x 1.65m)
The first-floor bathroom is fitted with a white three-piece suite comprising a panelled bath, pedestal washbasin and low-level WC. Further features include partial tiled splashbacks, wood-effect flooring, a central-heating radiator and a frosted double-glazed window.

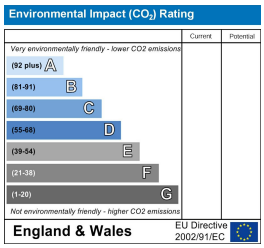
Outdoor Space
The property benefits from outdoor space to the rear, providing a practical west facing area for bin storage and general outdoor use. On-street parking is available to the front.

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.

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