



Newcastle Avenue

Horden, SR8 4BQ

Asking Price £110,000



LOVELY HOME - SOUTH FACING GARDENS - OFF STREET PARKING ... Hunters are delighted to present to the market this outstanding three bedroom family home in a popular residential area, situated within reach of the local railway station, shops, schools, local parks and scenic walks across the Heritage coastline. The accommodation briefly comprises of three well appointed bedrooms, an inspiring open plan dining kitchen area, larger than average lounge, a family bathroom and delightful rear south facing gardens accompanied with off street parking for a few family vehicles. For further information and viewings please contact your local Hunters office situated in the nearby Castle Dene Shopping Centre.



Entrance Hallway

The property is entered via a welcoming front entrance hallway which offers an immediate sense of the home's well-kept and stylish presentation. Finished in neutral tones with fitted carpeting to the stairs, the hallway provides access to the main ground floor accommodation and sets the tone for the rest of the property.

Lounge 17'7" x 13'5" (5.37m x 4.10m)

A beautifully presented and generously proportioned lounge, tastefully decorated in rich contemporary tones which create a warm and inviting feel. This impressive reception room benefits from ample floor space for a range of seating arrangements and features attractive flooring, a statement fireplace creating a focal point to the room, and French doors opening out to the rear garden allowing plenty of natural light to flood in. A superb family living space ideal for both everyday use and entertaining.

Dining Kitchen 18'1" x 7'11", 10'11" x 10'11" (5.52m x 2.42m, 3.33m x 3.33m)

A standout feature of the home is the stunning open plan kitchen and dining area, offering a modern and versatile space perfectly suited to modern family life. The kitchen has been fitted with a stylish range of high gloss wall and base units complemented by contrasting work surfaces and eye-catching tiled splashbacks. There is ample storage and preparation space together with integrated cooking appliances and space for further white goods. The room opens out to provide an excellent dining and seating area, with space for a family table or additional living furniture, making this a highly sociable part of the home. A rear access door adds practicality, while the overall layout makes this an ideal hub for busy households.

Family Bathroom 10'8" x 5'2" (3.26m x 1.60m)

The bathroom has been fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. Finished with contemporary wall tiling and contrasting floor tiles, the room is both stylish and practical, offering a clean and modern finish.

First Floor Landing

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The area is neutrally decorated and continues the home's well maintained presentation.

Master Bedroom 14'8" x 12'7" into bay (4.49m x 3.86m into bay)

A spacious and stylish principal bedroom situated to the rear elevation, offering generous proportions and excellent storage potential. The room is attractively decorated and benefits from fitted wardrobes with mirrored sliding doors, creating a practical yet elegant finish. A large window allows for plenty of natural light, making this a bright and comfortable main bedroom.

Second Bedroom 11'2" x 8'4" (3.42m x 2.56m)

A well-sized double bedroom, tastefully decorated and offering space for a double bed along with additional bedroom furnishings. This room would make an ideal guest bedroom or further family bedroom and enjoys a pleasant outlook.

Third Bedroom 8'0" x 7'9" (2.46m x 2.38m)

A well-presented single bedroom which would be perfectly suited for use as a child's bedroom, nursery, dressing room or home office. The room is bright and functional, making it a versatile addition to the accommodation.

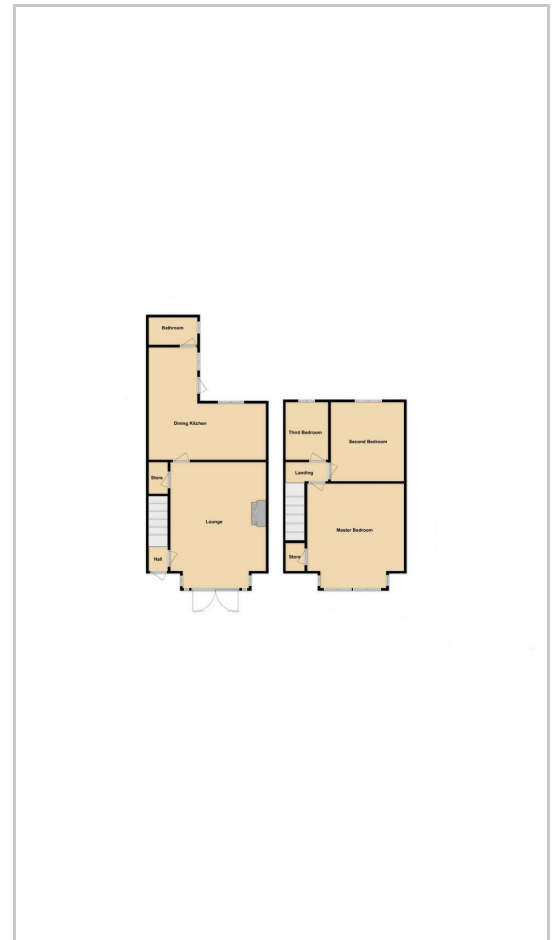
Outside Space

Externally to the rear is a particularly impressive south facing garden, laid mainly to lawn and offering excellent outdoor space for families, children and entertaining. A paved patio seating area sits directly off the property, creating the perfect space for outdoor dining and relaxation. The garden is further enhanced by fenced boundaries, mature hedging and useful storage sheds, making it both private and practical. There is a low maintenance garden area along with off street parking beyond the garden accessed via the rear lane, providing practicality for homeowners and visitors alike. The property enjoys an attractive position within this established residential area.

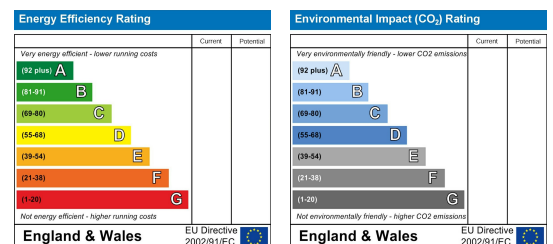
Area Map



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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