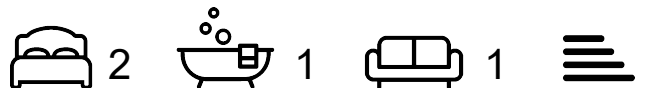




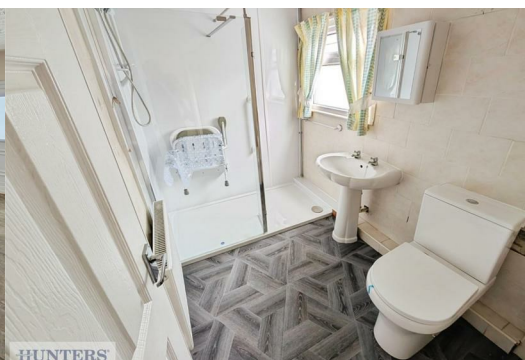
Sunderland Avenue

Horden, SR8 4BH

Asking Price £55,000



TWO BEDROOM BUNGALOW - LOW MAINTENANCE GARDENS - NO CHAIN ... A splendid opportunity has become available to purchase this realistically priced two bedroom bungalow positioned within a popular residential area which requires refurbishment, ideal to put your own stamp on. The accommodation briefly comprises of an entrance porch, an open plan lounge dining kitchen area, two double bedrooms, a shower room W/c and both double glazing and gas central heating. The bungalow is well positioned for the local railway station, scenic walks along the heritage coastline and local shops. For further information and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping centre.



Entrance Porch 6'1" x 5'4" (1.87m x 1.64m)
The property is entered via a bright enclosed porch, fitted with surrounding uPVC double glazed windows and a glazed entrance door allowing in plenty of natural light. This is a useful space for welcoming guests, storing coats and shoes, and creating a practical separation from the main living accommodation.

Open Plan Lounge & Kitchen 22'2" x 11'10" (6.76m x 3.62m)
The main living space is a generous open plan room, offering clearly defined lounge, dining and kitchen areas while still retaining an open and sociable layout. The lounge area provides ample space for seating furniture and centres around a feature fireplace, creating a focal point within the room. A front facing window allows natural light to fill the space, while the overall layout offers plenty of potential for a buyer to modernise and style to their own taste. To the rear of the room, the kitchen area is fitted with a range of wall and base units with contrasting work surfaces incorporating a sink unit, built-in oven, hob and extractor hood. There is space for further white goods, and the open plan arrangement makes it ideal for day-to-day living and entertaining alike. The room as a whole offers excellent proportions and clear scope for improvement, making it an appealing opportunity for buyers looking to add value.

Rear Hallway
A small inner hall or rear lobby provides access to the outside and shower room, creating a practical transition space within the property. This area is fitted with easy-maintenance flooring and is useful for day-to-day access.

Shower Room W/c 7'7" x 5'4" (2.32m x 1.65m)
The shower room is fitted with a walk-in style shower enclosure, wash hand basin and low level WC. The room also benefits from a window for natural light and ventilation. It is a functional suite that serves the property well and offers buyers the chance to update cosmetically if desired.

Master Bedroom 10'10" x 8'5" (3.32m x 2.57m)
Bedroom one is a well-proportioned double room with a window allowing for good natural light. There is space for a double bed and additional bedroom furniture, and the room offers a straightforward layout that can easily be adapted to suit a buyer's needs. A pleasant and practical main bedroom.

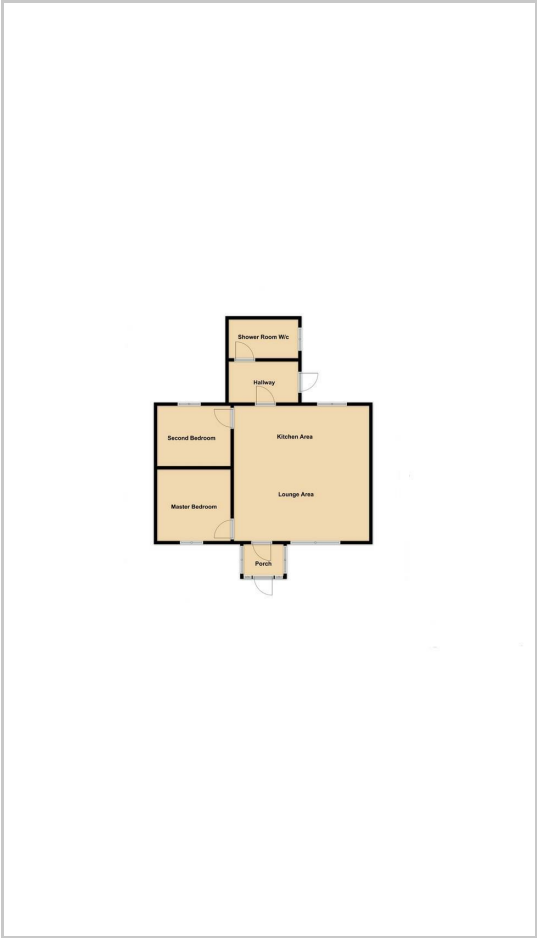
Second Bedroom 10'8" x 8'5" (3.26m x 2.57m)
The second room is another useful space which could serve a variety of purposes depending on requirements, such as a single bedroom, dressing room, study or hobby room. The room benefits from a window and radiator and offers flexibility for those seeking additional accommodation or work-from-home space.

Outside Space
This lovely bungalow features a convenient walled courtyard and a wonderful low maintenance garden, ideal for outdoor recreation during the warm summer months.

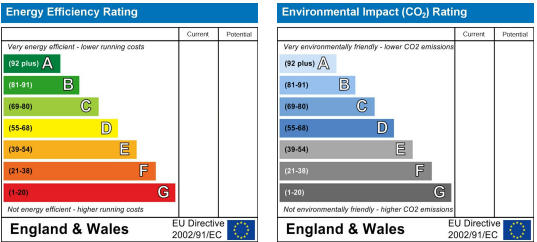
Area Map



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.