



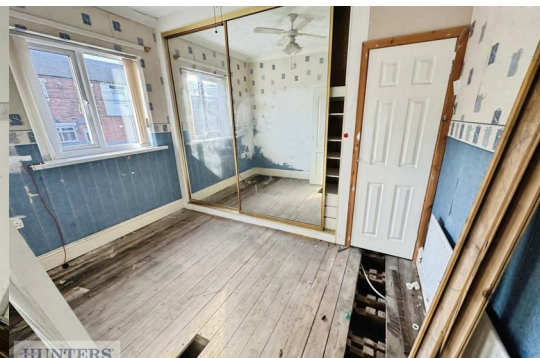
Eleventh Street

Horden, SR8 4QQ

Offers Over £35,000



Situated on Eleventh Street, Horden, this two bedroom property presents an excellent investment and refurbishment opportunity for landlords and developers. The accommodation includes a spacious lounge, rear kitchen, first floor landing, two bedrooms and a bathroom, with a rear yard offering low maintenance outside space. Requiring modernisation throughout, the property provides strong scope to add value and maximise rental potential once refurbished, making it an ideal project for buy-to-let investors looking for their next yield-driven acquisition.



Lounge

A good-sized main reception room with plenty of space for a sofa set-up and additional furnishings. Feature wall to one side, radiator in place, and an open doorway leading through towards the kitchen—offering excellent potential once refurbished.

Kitchen

Positioned to the rear, the kitchen has a range of wall and base units with worktop space and a large window bringing in natural light. There is scope to reconfigure/modernise to create a more contemporary layout and finish.

Landing

First floor landing providing access to the bedrooms and bathroom.

Master Bedroom

Generous double bedroom with a large window, radiator, and fitted mirrored sliding wardrobes providing excellent built-in storage. A great sized room with loads of potential.

Second Bedroom

A further well-proportioned bedroom, again benefitting from a window for natural light and built-in wardrobe/storage. Ideal as a second bedroom, home office or dressing room depending on needs.

Family Bathroom

Three-piece suite comprising a bath with an electric shower over, wash basin and WC. Frosted window for privacy and wall cladding finish—ready for upgrading to suit a buyer's taste.

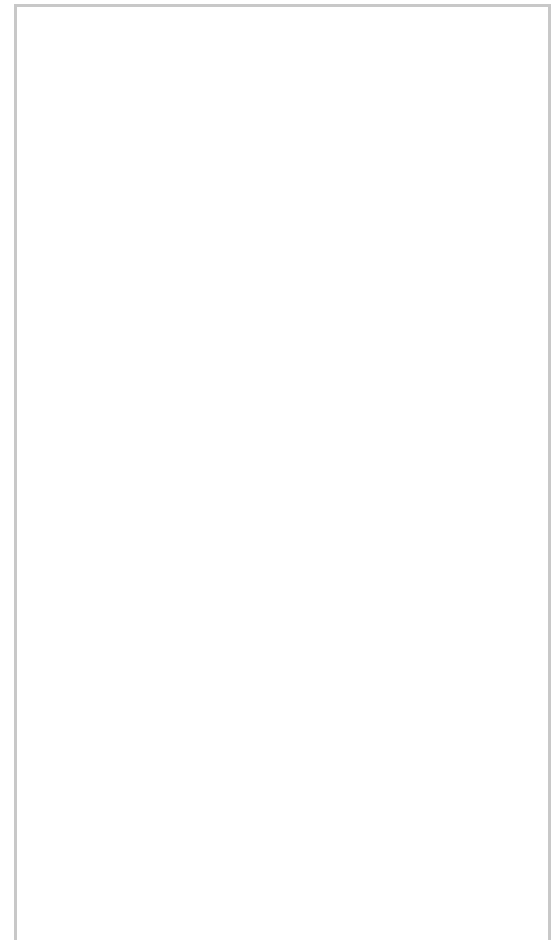
Outside Space

Low-maintenance rear yard area with potential to create a private seating space and outdoor storage, ideal for a typical terraced layout.

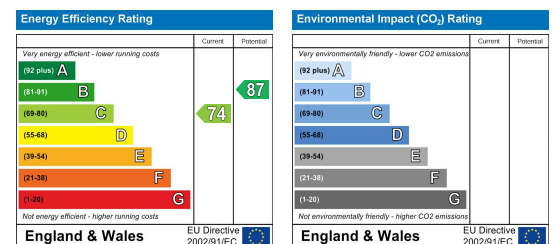
Area Map



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.