



Gordon Avenue

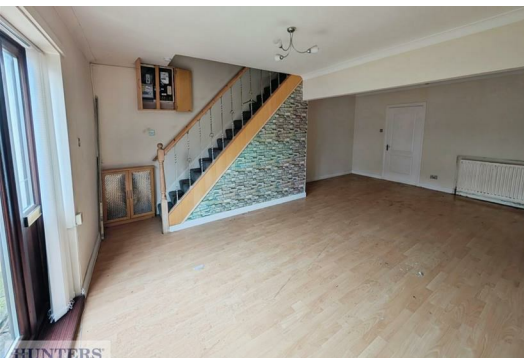
Horden, SR8 4QN

Asking Price £49,950



PUBLIC NOTICE: Hunters Estate Agents are now in receipt of an offer for the sum of £55000 for 22 Gordon Avenue, Horden, County Durham, SR8 4QN. Anyone wishing to place an offer on this property should contact Hunters Estate Agents, 5 Yoden Way, Peterlee, County Durham, SR8 1BP before exchange of contracts.

SPACIOUS TWO BEDROOM HOME WITH REAR GARDEN... Hunters are pleased to present to the market this two bedroom terraced property situated on Gordon Avenue, Horden. Offering a generous lounge / dining room, fitted kitchen, first floor bathroom and enclosed gardens to both the front and rear, the property provides an excellent opportunity for first time buyers and investors alike. Conveniently positioned for local amenities, schools and transport links, this home offers plenty of potential.. EPC: E, Council Tax Band A. CHAINFREE, "SOLD AS SEEN" "All services/appliances have not and will not be tested". Early viewing is recommended.



Lounge / Dining Room 22'8" x 15'8" into recess (6.93m x 4.78m into recess)

A spacious and versatile open plan lounge and dining room offering excellent proportions for both relaxing and entertaining. The room benefits from a large front facing window together with French doors opening out to the rear garden, allowing for plenty of natural light throughout. With laminate flooring, neutral decor and staircase rising to the first floor, this is a generous main reception space with ample room for both seating and dining furniture.

Kitchen 11'10" x 7'10" (3.61m x 2.41m)

Fitted with a range of wall and base units complemented by contrasting work surfaces, the kitchen provides practical preparation and storage space. Incorporated within the layout are a sink and drainer unit, electric hob, oven and extractor hood, with space for further appliances. A rear access door and tiled flooring complete this functional room.

Landing

The first floor landing offers access to both bedrooms and the family bathroom, with a simple and practical layout.

Master Bedroom 10'2" x 9'3" (3.12m x 2.83m)

A well proportioned principal bedroom featuring a large window which brings in good levels of natural light. The room offers space for a double bed and additional furnishings, making it a comfortable main bedroom.

Second Bedroom 10'1" x 9'8" (3.08m x 2.95m)

A good sized second bedroom that would work well as a child's room, guest bedroom or home office. Nicely presented with fitted carpet and a window providing natural light, this is a useful and adaptable additional room.

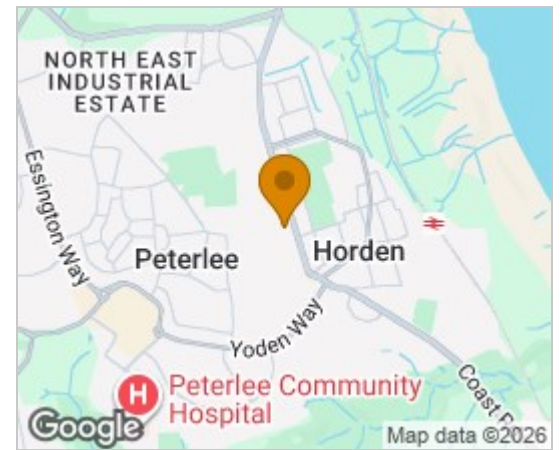
Bathroom 6'11" x 6'2" (2.11m x 1.89m)

The bathroom is fitted with a white three piece suite comprising a corner bath, low level WC and pedestal wash hand basin. Finished with wall panelling, a heated towel rail and flooring underfoot, the room offers a practical family bathroom arrangement.

Outdoor Space

Externally, the property benefits from enclosed outside space to both the front and rear. To the front there is a walled courtyard style garden setting the property back from the street, while to the rear there is an enclosed garden with decked seating areas, planted sections and fenced boundaries. The rear garden offers good potential for improvement and would make an ideal space for outdoor seating and family use.

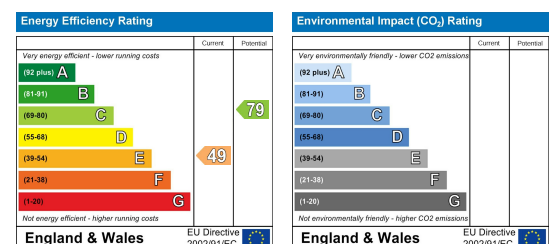
Area Map



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.