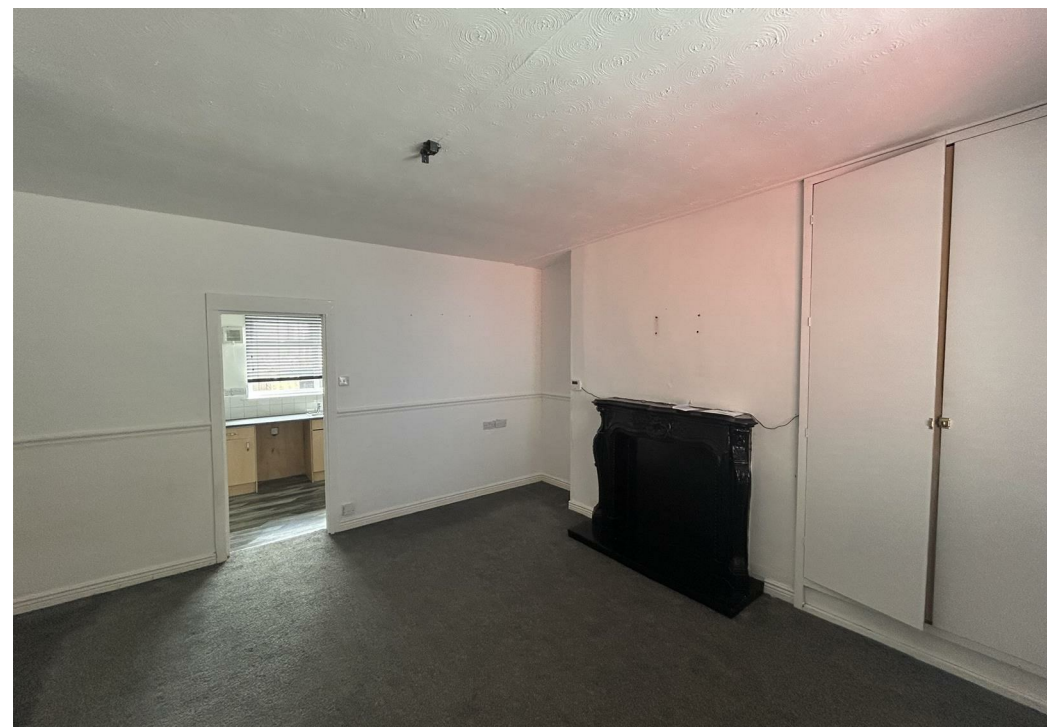
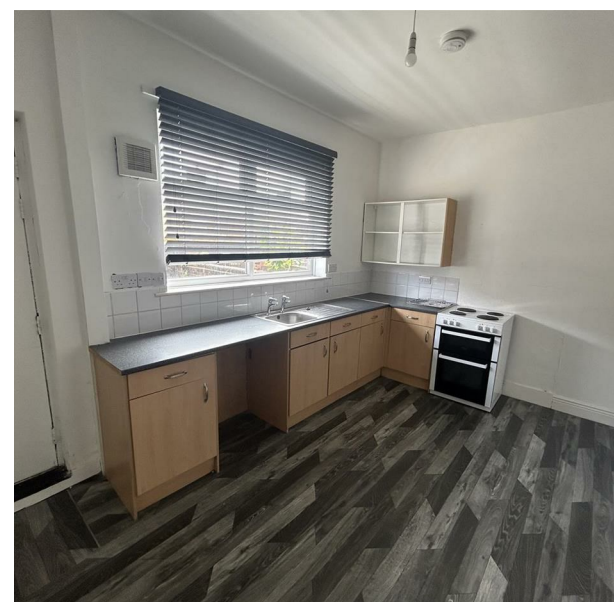


Tenth Street, Horden, SR8 4NE  
Guide price £27,000

**estates<sup>th</sup>**  
'The Art of Property'





Tenth Street, Horden, SR8 4NE

Guide price £27,000

Council Tax Band: A

#### FOR SALE BY MODERN AUCTION

An excellent buy-to-let investment opportunity for this well-presented two-bedroom terraced property located within the popular residential area of Horden, well known for its strong rental demand local amenities.

The accommodation briefly comprises a front lounge, leading through to a spacious kitchen diner, offering ample room for everyday living. To the rear of the property is a low-maintenance yard.

To the first floor, the property benefits from two bedrooms, including a generous double bedroom, along with a family bathroom.

Situated close to Horden town centre, local shops, schools, and public transport links, the property also provides easy access to the A19, making it ideal for commuters travelling to Sunderland, Peterlee, and surrounding areas.

#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment

of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Please note:

Council tax Band: A

Tenure - FREEHOLD

EPC Rating: C

Total sq ft to be considered guide only.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.





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