Smillie Road, Horden, SR8 4AN
3 Bed - House - Semi-Detached
£40,000

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Smillie Road
Horden, SR8 4AN

No Upper Chain ** Sold As Seen ** Generous Plot ** Village Location ** Good Road Links ** Ideal Starter or Family Home ** Upvc Double Glazing & GCH **

Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.

The floor plan comprises: entrance hallway, lounge, dining room, fitted kitchen, rear lobby and wc. The first floor has three bedrooms and bathroom/WC fitted with a white suite. Outside, the property occupies a generous plot with front, side and rear gardens.

Horden is a coastal village in County Durham, forming part of the Peterlee area in North East England. Once a thriving mining community, it is now a village with a strong sense of identity and community spirit, benefitting from recent regeneration efforts. Surrounded by green spaces such as Welfare and Memorial Parks, and featuring the historic St Mary's Church, Horden offers a blend of heritage and open space ideal for families and those seeking a quieter lifestyle.

Local amenities include several primary and nursery schools, a medical practice, post office, independent shops, and the popular Horden Heritage Centre & Vintage Tearoom, which serves as both a community hub and a charming spot for refreshments.

Transport links are a significant asset: Horden Railway Station, reopened in 2020, offers hourly train services between Newcastle and Middlesbrough, making it convenient for commuters. The A1086 provides access north to Sunderland and south to Hartlepool, while the B1320 connects directly to Peterlee and other nearby areas. Regular bus services run to Peterlee every 15 minutes, ensuring good connectivity without the need for a car.

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Agents Notes

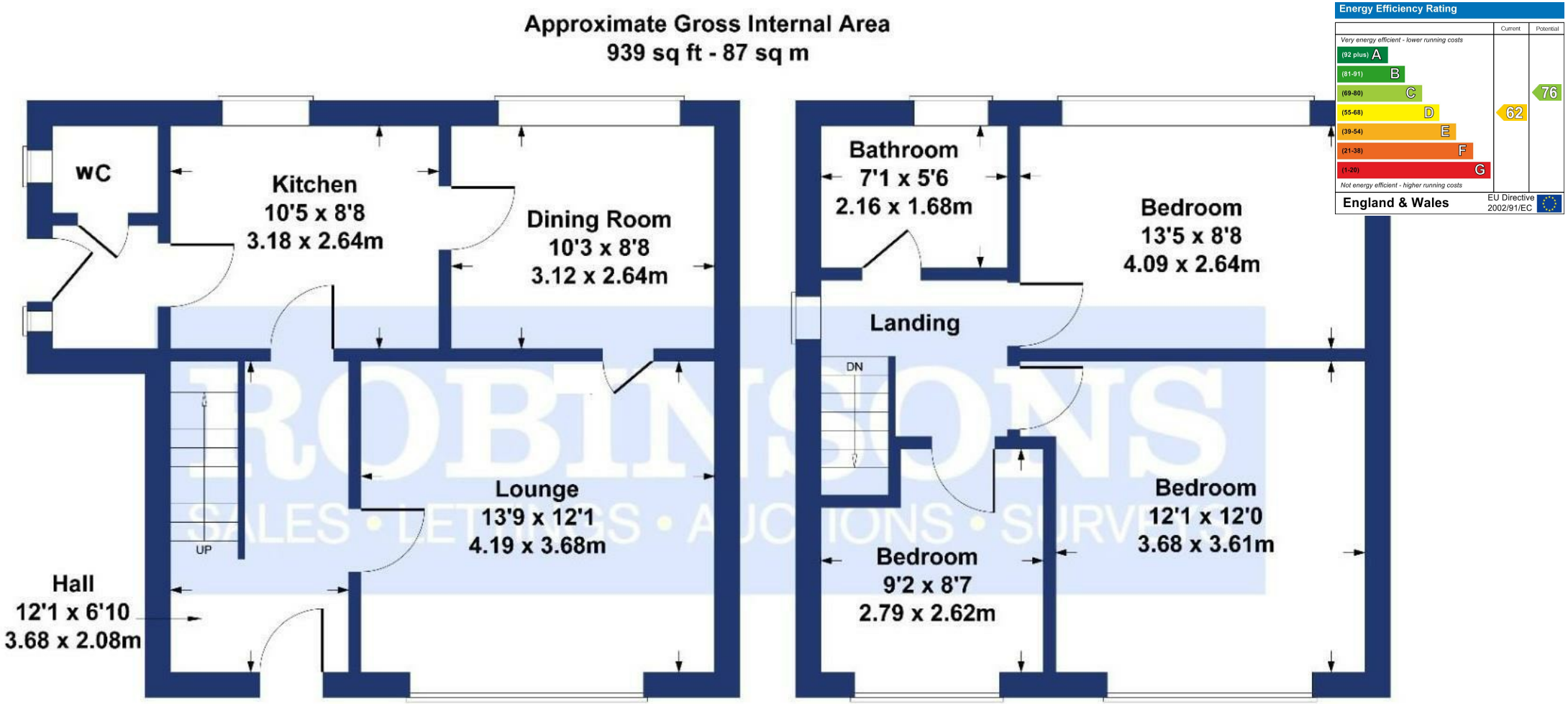
Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Estate Management Charge – NA
Property Construction – Non-traditional
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – Yes
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – No
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Approximate Gross Internal Area
939 sq ft - 87 sq m



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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