



Webb Square, Horden, SR8 4AQ
3 Bed - House - Semi-Detached
£65,000

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Webb Square Horden, SR8 4AQ

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

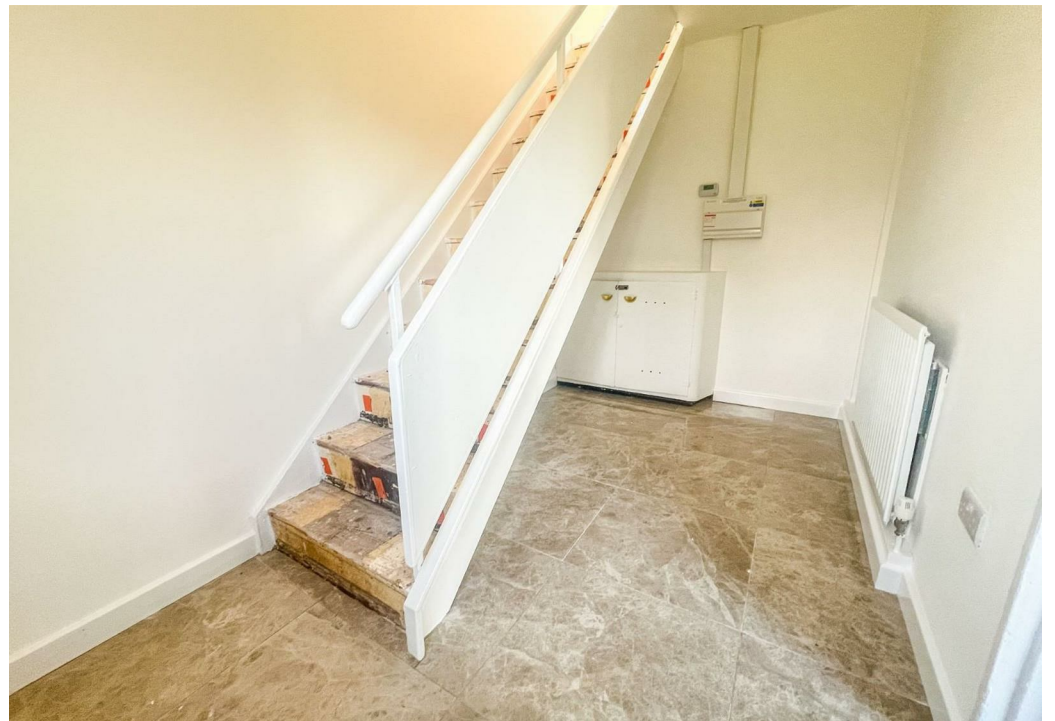
Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.

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









GROUND FLOOR

Hallway

Lounge

13'9 x 12'1 (4.19m x 3.68m)

Dining Room

10'3 x 8'8 (3.12m x 2.64m)

Kitchen

10'5 x 8'8 (3.18m x 2.64m)

Rear Lobby & Store

FIRST FLOOR

Bedroom

12'1 x 12'0 (3.68m x 3.66m)

Bedroom

13'5 x 8'8 (4.09m x 2.64m)

Bedroom

9'2 x 8'7 (2.79m x 2.62m)

Bathroom/WC

7'1 x 5'6 (2.16m x 1.68m)

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 7Mbps, Superfast 30Mbps, Ultrafast 10000Mbps

Mobile Signal/Coverage: Good to Average

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1701p.a

Energy Rating: D

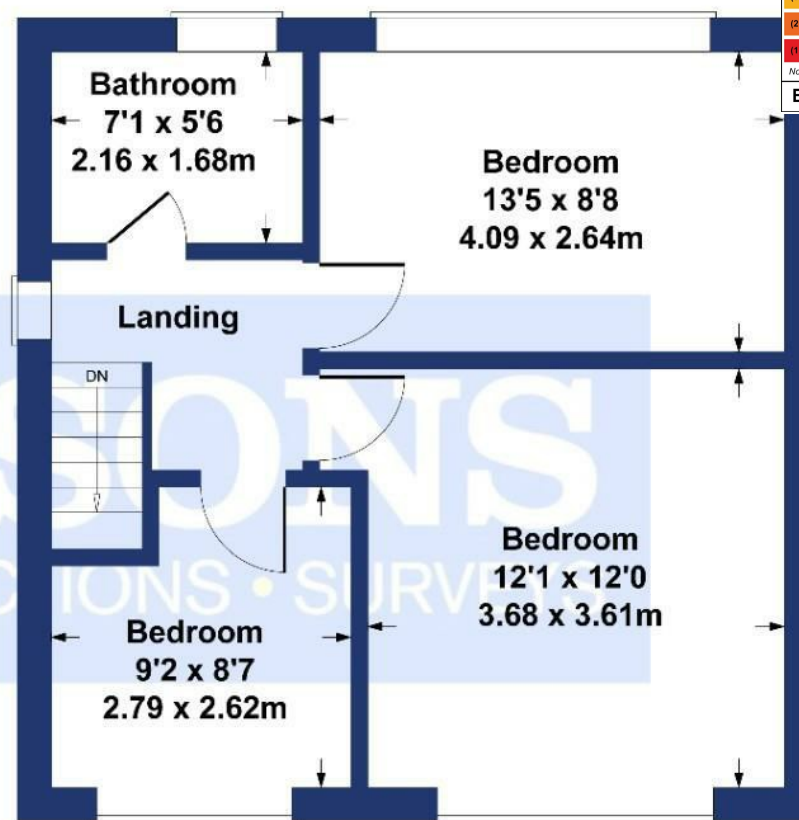
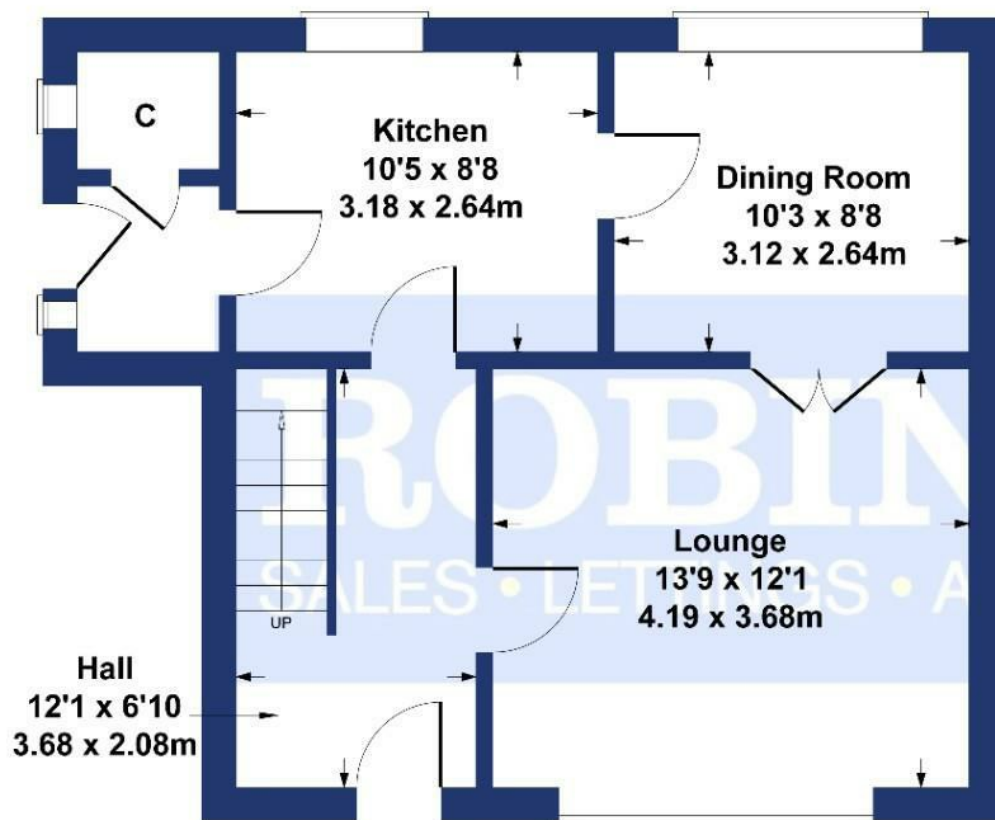
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Webb Square

Approximate Gross Internal Area
939 sq ft - 87 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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.

