



## Seventh Street

Horden, SR8 4LX

£525 Per Month



We are delighted to offer to the rental market this well-presented two-bedroom terraced property on Seventh Street, Horden. Recently refurbished throughout, the home offers modern, neutral accommodation that is ready to move into, with new carpets to be fitted prior to a tenancy commencing. The property briefly comprises a spacious open-plan lounge and dining area, a modern fitted kitchen with integrated oven and hob, a ground floor bathroom fitted with a white three-piece suite and shower over bath, and two well-proportioned bedrooms to the first floor. There is also a spacious first floor landing with rear window, adding to the sense of space and light within the property.

Further benefits include gas central heating, double glazing, on-street parking to the front, and an enclosed rear yard. The property is well placed for local amenities, schools and transport links, with easy access to the A19 for commuting to Sunderland, Hartlepool and beyond.



## Lounge

Accessed directly from the front door, this spacious open-plan lounge and dining area offers ample room for both living and dining furniture. The space is bright and versatile, benefiting from a front-facing window and leading through to the kitchen.

## Kitchen

A modern fitted kitchen comprising a range of wall and base units with contrasting work surfaces. Features include an integrated oven and hob, stainless steel sink unit, tiled splashbacks, and space for additional appliances. There is access to the rear yard and internal access to the ground floor bathroom.

## Family Bathroom

Located to the rear of the property off the kitchen, the bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Finished with modern wall panels and flooring for ease of maintenance.

## Landing

A spacious first floor landing with a rear-facing window allowing in natural light. The landing provides access to both bedrooms and adds to the overall sense of space on the first floor.

## Master Bedroom

A generous double bedroom positioned to the front elevation, offering good proportions and plenty of space for bedroom furnishings.

## Second Bedroom

A well-sized second bedroom located to the rear, ideal as a guest bedroom, child's room or home office.

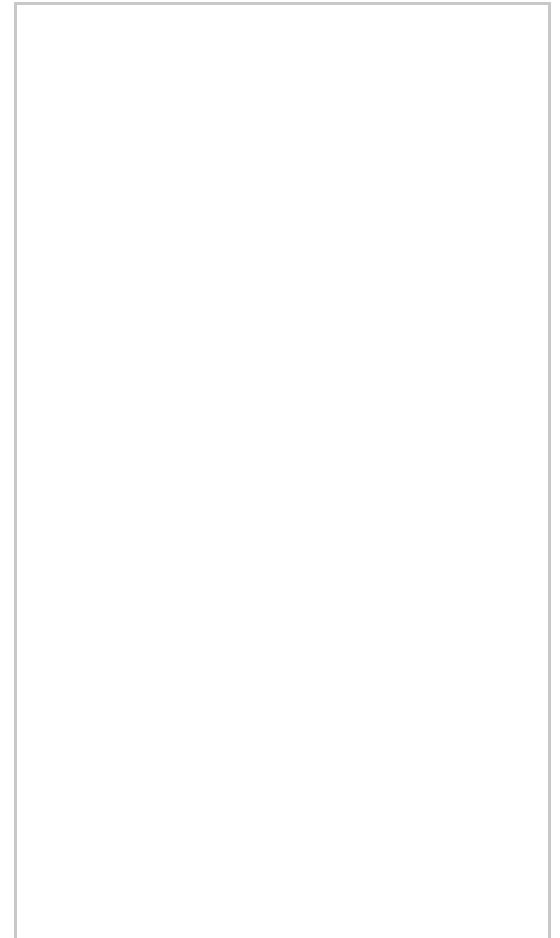
## Outside Space

To the front, there is on-street parking. To the rear, the property benefits from an enclosed yard providing a low-maintenance outdoor space.

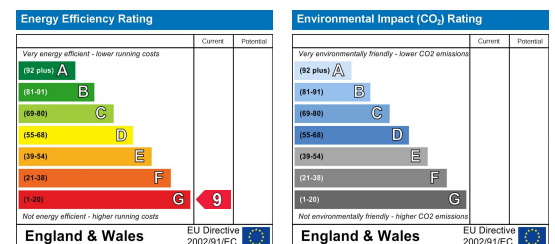
## Area Map



## 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.