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# DEAN & CO

ESTATE AGENTS

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SALES - LETTING - AUCTIONS



## 19 Ninth Street

Horden, Peterlee, SR8 4LZ

Offers Over £40,000



Located on Ninth Street in the charming area of Horden, Peterlee, this delightful two-bedroom house presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a well-proportioned reception room, ideal for relaxing or entertaining guests. The two bedrooms offer ample space for rest and privacy, making it a perfect home for small families or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring functionality for daily living.

In a two year contract and will be rented for £500 pcm.

This property is not only a lovely home but also holds great potential for investment purposes, given its desirable location and layout. Horden is a community that offers a blend of local amenities and easy access to surrounding areas, making it an attractive option for renters or future buyers.

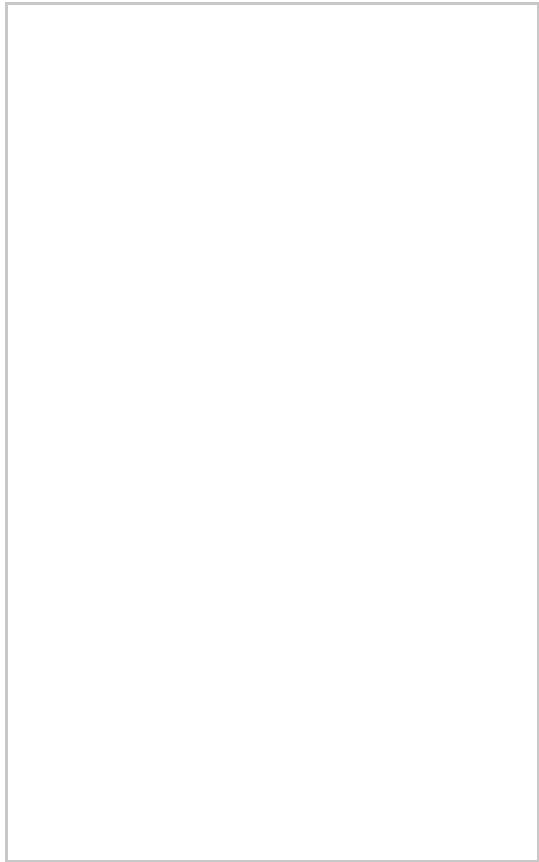
This property is subject to a buyers premium of £5000 Inc VAT.



### Area Map



### Floor Plans



### Energy Efficiency Graph

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

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