



Grant Street

Horden, SR8 4BZ

Asking Price £50,000



PUBLIC NOTICE – The vendor has been in receipt of an offer of £49,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

SPACIOUS THREE BEDROOM END TERRACE HOME WITH FANTASTIC POTENTIAL... Situated on Grant Street, Horden, this well proportioned home offers an excellent opportunity for first time buyers, families and investors seeking a property with plenty of space and scope to add their own style. The accommodation briefly comprises of an entrance hallway, a generous lounge, separate dining room, fitted kitchen, family bathroom and three well sized bedrooms. Externally, the property benefits from an enclosed rear courtyard. Conveniently positioned for local amenities, schools, transport links and the A19 for commuting, this is a home with plenty to offer and viewing is highly recommended.



Entrance Hallway

The property is entered via a UPVC double glazed front door into a welcoming entrance hallway which provides access into the ground floor accommodation and staircase to the first floor. The space features laminate flooring, neutral décor and offers a practical first impression of the home.

Lounge 12'9" x 11'10" (3.89 x 3.63)

Positioned to the front elevation, the lounge is a spacious and bright reception room benefiting from a large double glazed window allowing plenty of natural light to flow through. The room offers ample space for a range of furnishings and is centred around an attractive feature fire surround, creating a focal point to the room. Finished with laminate flooring, the lounge offers an ideal space for day-to-day family living.

Dining Room 16'1" x 13'8" (4.91 x 4.18)

Located to the rear of the ground floor, the dining room is a further generous reception space with ample room for a family dining table and additional furnishings. A double glazed window to the rear elevation enhances the natural light, while the layout provides flexibility for buyers seeking either a formal dining space, sitting room or home office area.

Kitchen 9'4" x 6'8" (2.87 x 2.05)

Situated to the rear of the property, the kitchen is fitted with a range of wall and base units complemented with work surfaces incorporating a stainless steel sink and drainer unit. A double glazed window overlooks the rear yard, and the room offers space for further appliances. The kitchen also provides access toward the rear of the property and presents an excellent opportunity for a purchaser to modernise to their own taste.

Bathroom 6'9" x 6'5" (2.08 x 1.98)

The bathroom is fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and low level WC. A double glazed frosted window provides natural light and privacy. The room is partially tiled and offers a functional space with scope for cosmetic improvement.

Landing

To the first floor, the landing provides access to the bedrooms. The area is finished with carpeting and gives access to the upper accommodation in a practical layout.

Master Bedroom 17'9" x 11'10" (5.43 x 3.63)

Located to the front elevation, the principal bedroom is a well proportioned double room featuring a large double glazed window, fitted mirrored wardrobes, a useful walk-into storage cupboard and space for a range of bedroom furnishings. The room offers good natural light and comfortable accommodation.

Second Bedroom 10'3" x 9'7" (3.13 x 2.94)

Positioned to the rear elevation, the second bedroom is again a good size and would comfortably accommodate a bed and further furnishings. With a double glazed window and radiator, the room would make an ideal guest bedroom, child's bedroom or home office.

Third Bedroom 13'9" x 9'7" (4.21 x 2.93)

Also located on the first floor, the third bedroom provides an additional well-sized single room, ideal for use as a nursery, dressing room, study or child's bedroom. With a double glazed window and space for bedroom furnishings, this room adds further versatility to the home and is well suited to modern family living.

External

Externally, the property benefits from an enclosed rear yard finished in concrete for ease of maintenance, with brick boundary walls and gated access. To the front, the home occupies a pleasant end terraced position with a prominent corner setting.

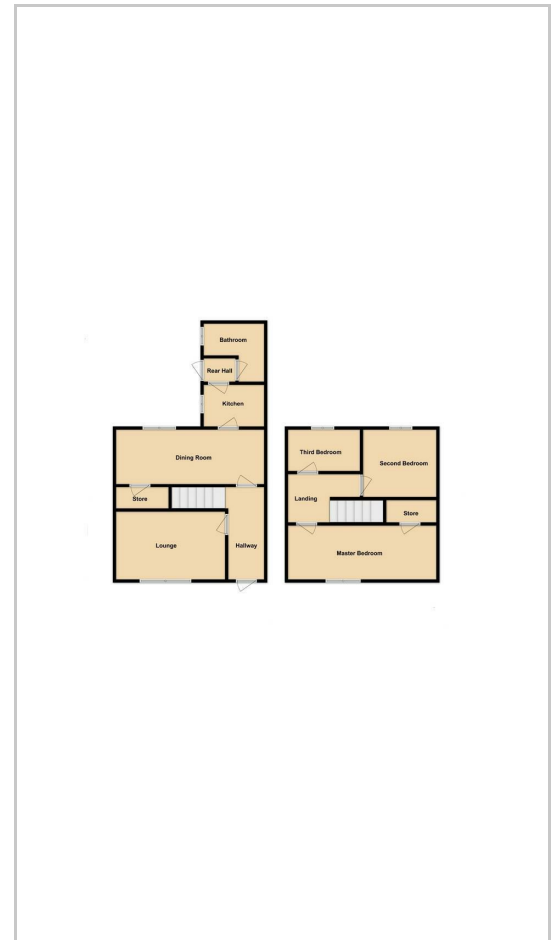
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>

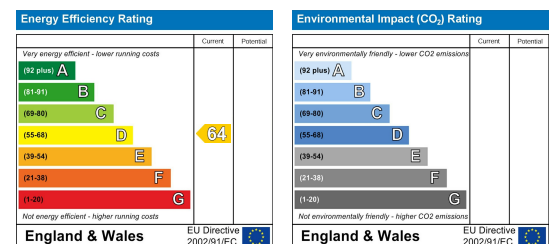
Area Map



Floor Plans



Energy Efficiency Graph



5 Yoden Way, Castledene Shopping Centre, Peterlee, SR8 1BP
Tel: 0191 586 3836 Email: peterlee@hunters.com <https://www.hunters.com>