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Seventh Street

Horden, Peterlee, SR8 4JQ

Asking Price £45,000



BUY-TO-LET INVESTMENT - OVER 13% YIELD - TENANT IN RESIDENCE... Hunters are pleased to present to the market a splendid opportunity to purchase this tenanted property already let to a tenant at £500 pcm. This wonderful two bedroom house is situated within reach of the local park at the end of the street, schools, shops and Horden Railway station which links with Sunderland, Hartlepool and beyond. The accommodation features a lounge, dining kitchen, two bedrooms and a bathroom on the first floor, both gas central heating and double glazing. The property has current electrical and landlords gas safety certification for peace of mind and provides a high income return on completion of the sale with a tenant already in residence. For further information regarding Hunters comprehensive lettings management facilities please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre.



Entrance Hallway

The property is entered through a UPVC external door opening into a compact and welcoming entrance hallway. The hallway provides access into the lounge and includes a staircase leading to the first-floor accommodation. Neutral wall finishes and fitted carpeting continue onto the staircase.

Lounge 14'2" x 11'9" (4.34m x 3.60m)

A generously proportioned main reception room positioned at the front of the property. A large UPVC double-glazed window allows plenty of natural light into the room and is accompanied by a central heating radiator beneath. The lounge is finished with neutral walls and fitted carpeting, providing a versatile backdrop for a range of furniture and decorative styles. A painted feature fireplace with useful recessed display shelving forms a focal point within the room. There is ample space for a full lounge suite, television unit and additional freestanding furniture. An internal doorway provides access through to the dining kitchen.

Dining Kitchen 16'0" x 9'4" (4.90m x 2.87m)

The spacious dining kitchen extends across the rear of the property and provides an excellent amount of space for cooking, dining and everyday family use. The kitchen area is fitted with a range of light wood-effect wall and base cabinets, drawer units and complementary marble-effect work surfaces. An inset stainless-steel sink and drainer unit is positioned beneath a wide UPVC double-glazed rear window, allowing natural light into the room. Integrated cooking facilities include an electric oven, four-ring hob and stainless-steel extractor canopy. There is also plumbing and space for a washing machine, together with further space for freestanding appliances. Additional features include a wall-mounted gas central heating boiler, central heating radiator, tiled-effect splashbacks and attractive wood-effect herringbone flooring. The generous proportions leave plenty of room for a dining table and chairs, while an external door provides access to the rear outdoor space.

Landing

The staircase rises from the entrance hallway to the first-floor landing. The landing provides access to both double bedrooms and the family bathroom. It is finished with fitted carpeting and neutral wall coverings.

Master Bedroom 12'6" x 11'11" (3.83m x 3.64m)

A spacious principal bedroom capable of accommodating a double or king-size bed together with wardrobes, bedside tables and additional bedroom furniture. The room benefits from a UPVC double-glazed window, central heating radiator, neutral wall finishes and fitted carpeting. Its generous dimensions provide buyers or tenants with plenty of flexibility when arranging the room.

Second Bedroom 11'10" x 10'4" (3.61m x 3.17m)

The second bedroom is another well-proportioned double room, making it suitable for use as a children's bedroom, guest room, home office or additional double bedroom. Features include a UPVC double-glazed window, central heating radiator, fitted carpeting and useful built-in storage. There is ample space for a bed and a selection of freestanding bedroom furniture.

Bathroom 8'2" x 5'5" (2.49m x 1.67)

The first-floor family bathroom is fitted with a white three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level WC. The bathroom also features partial wall tiling, dark tiled-effect flooring, a central heating radiator and a frosted UPVC double-glazed window providing natural light and privacy.

Outdoor Space

The property benefits from outdoor space to the rear westerly facing courtyard, accessed from the dining kitchen. This provides a practical, low-maintenance external area. To the front, the property occupies a traditional street-fronted position with on-street parking available.

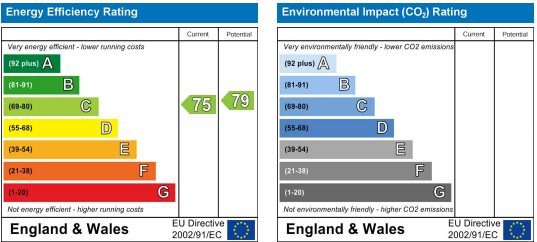
Area Map



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.