

HUNTERS®

HERE TO GET *you* THERE



Eleventh Street

Horden, Peterlee, SR8 4QQ

Asking Price £42,500



IDEAL BUY-TO-LET INVESTMENT - OVER 14% YIELD POTENTIAL ... Hunters are pleased to present to the market an exceptional opportunity to acquire this two bedroom mid terrace property positioned within easy reach of the local railway station, wonderful parks and both local schools and shopping facilities. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, first floor shower room W/c and two double bedrooms. The average rent achieved in the area is £525pcm and the demand for rental properties in the area is high. For further information with regards to Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre. "No Chain"



Entrance Hallway

Featuring an external double glazed door, stairs to the first floor and a door to the lounge.

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

The welcoming lounge includes a double glazed window, a radiator, feature fireplace and a useful walk-into storage cupboard.

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

Nestled towards the rear of the property, the larger than average dining kitchen features a wealth of wall and floor cabinets with laminated work surfaces integrating a stainless steel sink with mixer tap fittings positioned below a double glazed window overlooking the west facing rear walled courtyard. Further accompaniments include plumbing for an automatic washing machine, a radiator and an electric hob

Landing

Offering loft access and access into the two double bedrooms and the shower room W/c.

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

Located at the front of the property the master bedroom includes a double glazed window, a radiator and a storage cupboard which conceals the gas combination boiler.

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

Positioned at the rear of the home, the second double bedroom features a double glazed window, a radiator and a storage cupboard.

Shower Room W/c 8'2" x 5'5" (2.49m x 1.67m)

Positioned adjacent to the second bedroom at the rear of the property, the room offers a corner shower cubicle complete with an electric shower, a low level W/c and a pedestal hand wash basin. Further attributes include a radiator and a frosted double glazed window.

Rear Courtyard

At the rear of the property there is a well appointed walled westerly facing courtyard with convenient storage outbuildings, ideal for outdoor enjoyment during the warm summer months.

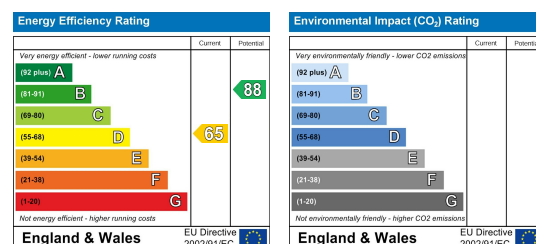
Area Map



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.

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