



Tenth Street

Horden, SR8 4NE

Offers Over £39,950



WONDERFUL FIRST HOME OR EXCEPTIONAL BUY-TO-LET INVESTMENT - OVER 12% RENT YIELD POTENTIAL @ £475PCM ... Hunters are pleased to present to the market this well appointed two bedroom terrace house which offers a higher than average rent yield return potential. The village of Horden lies to the easterly fringes of Peterlee on a beautiful area of coastline which runs to the vibrant coastal town of Seaham, Sunderland and Hartlepool. The property is situated within reach of local parks, schools, shopping facilities and the Horden railway station which conveniently links the area to all of the regions major conurbations. The wonderful accommodation includes a sizeable lounge, a lovely dining kitchen with an adjoining utility room, first floor bathroom, two double bedrooms and both gas central heating via a combi boiler and double glazing. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact our local Hunters office situated in the Peterlee Castle Dene Shopping Centre in Peterlee.



Lounge 14'6" x 14'2" (4.44m x 4.32m)

A larger than average principle reception which offers a double glazed window positioned to the front of the property complimented with a double glazed exterior door, a staircase to the first floor landing area, and an eye catching tiled floor. Accompaniments include a radiator and a doorway granting access into the dining kitchen.

Dining Kitchen 11'5" x 8'11" (3.49m x 2.74m)

Nestled to the rear of the residence this splendid room offers a continuation of the tiled flooring from the lounge and an array of both wall and floor cabinets finished in a contemporary grey colour with contrasting work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments. A double glazed window overlooks the appealing private courtyard accompanied with an external door, space for an electric cooker and a radiator.

Utility Room 9'4" x 3'10" (2.87m x 1.18m)

Situated adjacent to the dining kitchen this wonderful utility room offers a continuation of the tiled flooring from the kitchen and underbench plumbing for an automatic washing machine.

Landing

Situated at the top of the stairwell from the lounge, the landing incorporates a convenient loft access and three doors to the two double bedrooms and the family bathroom.

Master Bedroom 12'3" x 11'3" (3.75m x 3.43m)

Located at the front of the property the master bedroom features double glazed windows a radiator and a useful storage cupboard.

Second Bedroom 11'1" x 9'6" (3.40m x 2.91m)

The well appointed second bedroom situated at the rear elevation offers a radiator and a double glazed window with elevated views over the rear enclosed courtyard.

Bathroom 7'8" x 4'9" (2.34m x 1.45m)

The bathroom is positioned adjacent to the second bedroom at the rear of the home and features a white suite comprising of a panel bath complete with shower mixer tap fitments, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window, a radiator and wonderful contemporary partial tiling together with an attractive tiled floor.

Outdoor Space

To the rear of the property there is a wonderful westerly facing walled courtyard featuring a gate to the rear lane, brick outbuildings and access also granted via an exterior double glazed door to the dining kitchen.

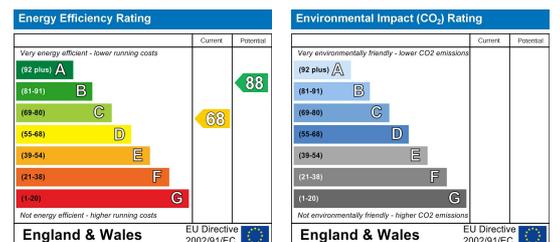
Area Map



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.