

HUNTERS®

HERE TO GET *you* THERE



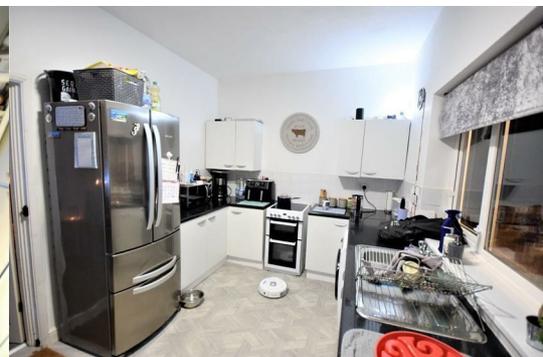
Eighth Street

Horden, Peterlee, SR8 4LY

£38,500



AN IDEAL BUY TO LET INVESTMENT - CURRENTLY TENANTED ... This wonderful two bedroom terraced house is situated within reach of the new railway station, scenic parks, shops and schools, is presented to a wonderful standard incorporating a delightful lounge, inspiring dining kitchen and a beautiful family bathroom to the first floor, not to mention, both gas central heating via a combi boiler, double glazing throughout and a rear courtyard. We have been advised that the current tenant has been in residence for a number of years and would wish to remain in the property following the sale, the current rent payable is £275pcm. EPC: C, Council Tax Band A. For further information regarding Hunters comprehensive lettings services and for viewings please contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre.



Lounge 14'5" x 12'4" into recess (4.41m x 3.76m into recess)
 The lounge, situated at the front of the home, features attractive laminated flooring complimented with a central elevated contemporary electric fireplace and an open staircase to the first floor landing area. Additional accompaniments include a radiator, a double glazed window overlooking the front elevation, an under stairs recess and a door opening into the splendid dining kitchen.

Dining Kitchen 16'2" x 9'6" (4.95m x 2.91m)
 Occupying the entire rear of the residence the dining kitchen features an array of wall and floor cabinets finished in a gloss white colour with contrasting granite effect laminated work surfaces integrating a stainless steel sink and drainer unit with mixer tap fittings set beneath the double glazed window overlooking the attractive enclosed rear courtyard. Additional attributes include an exterior door to the courtyard, plumbing for an automatic washing machine, lino flooring, a radiator and an electrical cooker point.

Landing
 Located at the top of the stairwell from the lounge, the landing area features three doors to the bedrooms and the bathroom.

Master Bedroom 12'2" x 11'8" (3.71m x 3.56m)
 Situated at the front of the home, the master double bedroom features a double glazed window, a useful walk in storage cupboard and a radiator.

Second Bedroom 11'4" x 9'2" (3.46m x 2.81m)
 Nestled to the rear, the second double bedroom offers a double glazed window overlooking the rear courtyard, a storage cupboard and a radiator.

Bathroom 7'10" x 5'4" (2.39m x 1.65m)
 Located to the rear, the family bathroom features a white suite comprising of an electric shower positioned above the panel bath complete with a glazed shower screen, a low level W/c and a pedestal hand wash basin. Additional attributes include splash tiling, a radiator and a frosted double glazed window.

Rear Courtyard
 The enclosed sizable rear courtyard accessed via an external door from the dining kitchen features a gate to the rear lane.

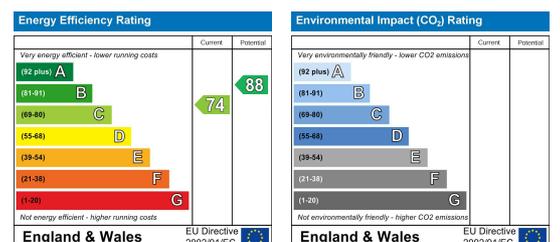
Area Map



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.