

# HUNTERS®

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## 20 Eleventh Street

Horden, Peterlee, SR8 4QQ

Price £49,950



EXCEPTIONAL INVESTMENT - 10% RENT YIELD POTENTIAL @ £425pcm ... This wonderful two bedroom mid terraced house has been subject to a considerable capital expenditure with a delightful lounge, lovely dining kitchen and a family bathroom to the first floor, not to mention, both gas central heating via a combi boiler and double glazing throughout. The property is located within proximity to the new Horden Railway Station which interlinks the area with Newcastle, Sunderland, Hartlepool and beyond, wonderful local parks, the attractive nearby heritage coast and A19 which interconnects with the historic City of Durham. For further information regarding Hunters comprehensive lettings management facilities please call your local Hunters office in Peterlee. EPC: On Order



### Lounge 14'1" x 14'8" (4.3 x 4.46)

This outstanding reception is positioned at the front of the home and features a double glazed window complimented with attractive carpeting leading to an open newel posted spindle staircase to the first floor landing area, a radiator and double glazed sliding doors offering an expanse of natural light and accessibility into the lovely dining kitchen.

### Dining Kitchen 8'11" x 15'11" (2.73 x 4.84)

Nestled to the rear of the property this beautifully presented contemporary kitchen offers an array of wall and floor cabinets accompanied with contrasting laminated work surfaces integrating a thermoplastic sink and drainer unit complete with mixer tap fittings set below a double glazed window overlooking the lovely westerly facing rear walled courtyard. Additional attributes include plumbing for an automatic washing machine, a radiator, an electrical double oven and hob situated below a contemporary brushed steel extractor canopy and an exterior door opening into the rear lobby which grants access to the rear courtyard.

### Rear Porch 4'10" x 12'10" (1.47 x 3.92)

A desirable area which offers accessibility into the rear courtyard via a double glazed exterior door. Further accompaniments include double glazed windows, a radiator and a door to the dining kitchen.

### Landing 0'0" x 0'0" (0 x 0)

Set at the top of the stairwell from the lounge the landing provides access to the two bedrooms and the family bathroom.

### Master Bedroom 9'3" x 12'4" (2.81 x 3.77)

Positioned at the front of the property the master bedroom includes a double glazed window, radiator, useful fitted wardrobes and a storage cupboard with a staircase to the loft.

### Second Bedroom 7'5" x 11'2" (2.27 x 3.41)

Situated at the rear, the second bedroom offers a double glazed window, fitted wardrobes and a radiator.

### Shower Room W/c 0'0" x 0'0" (0 x 0)

Located adjacent to the second double bedroom at the rear of the home, the room features a wonderful suite comprising of a larger than average shower enclosure complete with a glazed screen and an integrated low level W/c and hand basin set into a contemporary vanity suite ideal for storage. Further accompaniments include a radiator and a double glazed window.

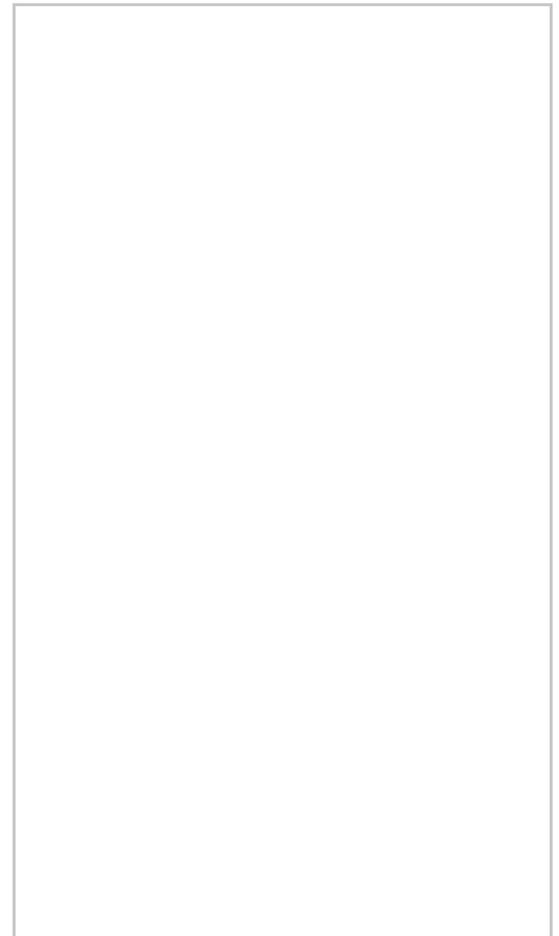
### Outdoor Space 0'0" x 0'0" (0 x 0)

At the rear of this exceptional home, the predominantly west facing walled courtyard provides a secure space for enjoyment in the warm summer months.

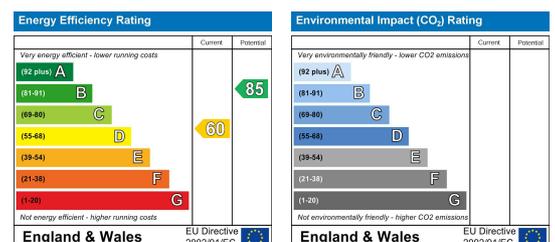
## Area Map



## 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.