



## 2 bed terraced house to buy in

Seventh Street, Horden, Peterlee,  
Durham, SR8 4LX

# £45,000

 x2
  x1
  x1

Tenure

**Freehold**

On Street parking

## Property features

-  Sold with sitting tenant - £420pcm  
- 11% YIELD
-  Two bedrooms
-  No forward chain
-  Realistically priced
-  EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

IDEAL INVESTMENT OPPORTUNITY WITH NO FORWARD CHAIN

Sold with sitting tenant - £420pcm - 11% YIELD

Pattinson Estate Agents are delighted to welcome to the sales market this wonderful two bedroom mid-terraced property with no chain situated on Seventh Street in Horden, County Durham.

The property would make a wonderful buy-to-let investment and briefly comprises of: entrance vestibule, lounge, kitchen/ dining room, downstairs WC, two bedrooms and a family bathroom.

Externally, the property offers on street parking to the front aspect and an enclosed rear yard.

To arrange your internal viewing, call our Peterlee office on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: £45,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Front Porch

Entrance through the UPVC door to the front aspect, staircase to the first floor and access to the lounge.



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## Living Room

*5.10m x 4.80m (16'8" x 15'8")*

With a double glazed window to the front aspect, laminate flooring, fire with wooden surround, two radiators and door leading to the front vestibule.

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## Kitchen

*4.80m x 2.80m (15'8" x 9'2")*

With a double glazed window and a UPVC door to the rear aspect. The kitchen is fitted with a range of wall and base units, roll top work surfaces, sink and drainer unit, plumbing for a washing machine, electric cooker point and laminate flooring.

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## Downstairs WC

With a low level WC, wash hand basin and a double glazed window.

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## First Floor Landing

Carpeted flooring and radiator.

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## Bedroom One

*3.60m x 3.80m (11'9" x 12'5")*

With a double glazed window to the front aspect, carpeted flooring, built in storage cupboard and Combi boiler.

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## Bedroom Two

With a double glazed window to the rear aspect, carpeted flooring.

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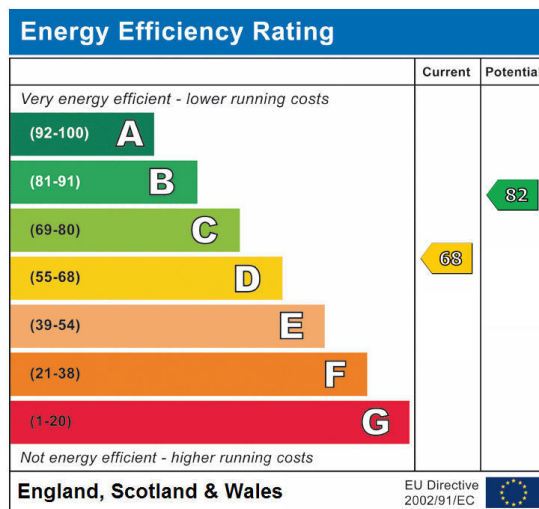
## Family Bathroom

Fitted with a three piece suite comprising of: low level WC, panelled bath and a pedestal wash hand basin. With tiling to the walls, radiator and a double glazed window to the rear.

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## External

With an enclosed yard to the rear aspect.



Seventh Street, Horden, Peterlee, Durham, SR8 4LX

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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