



## 2 bed terraced house to buy in

Warren Street, Horden, Peterlee, Durham,  
SR8 4NA

# £60,000

 x2
  x1
  x2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No Forward Chain
- ✓ Popular Horden Location
- ✓ 2 Double Bedrooms
- ✓ Court Yard to The Rear
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

Situated on Warren Street in Horden, Peterlee, this fully refurbished two-bedroom terraced property is offered to the market with no forward chain, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Ready to move straight into, the home has been updated throughout to provide modern and comfortable accommodation.

The property briefly comprises of an entrance leading into a spacious lounge, providing a bright and welcoming living space. To the rear is a well-presented kitchen/diner offering ample wall and base units together with space for dining and entertaining. To the first floor are two well-proportioned bedrooms along with a contemporary family bathroom fitted with a modern suite. Externally, the property benefits from an enclosed yard to the rear providing a low-maintenance outdoor space.

Conveniently located within reach to local amenities, schools, transport links and Horden Railway Station, this property offers excellent access to surrounding towns and commuting routes.

Early viewing is highly recommended to appreciate the accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £60,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Lounge

4.62m x 4.10m (15'1" x 13'5")



## Kitchen/Diner

4.50m x 2.75m (14'9" x 9'0")



## 1st Floor Landing

### Bedroom 1

3.65m x 3.60m (11'11" x 11'9")



### Bedroom 2

3.31m x 2.85m (10'10" x 9'4")



## Family Bathroom

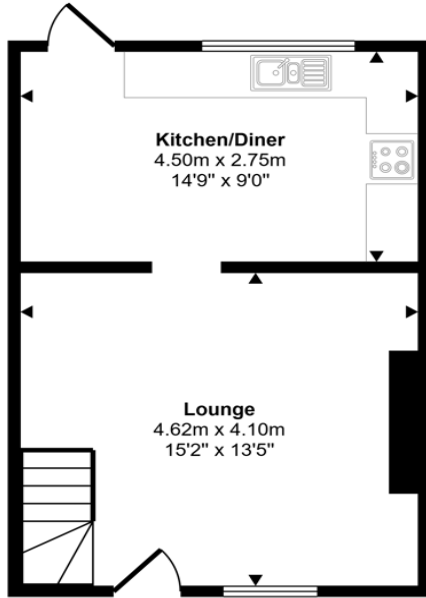
2.32m x 1.48m (7'7" x 4'10")



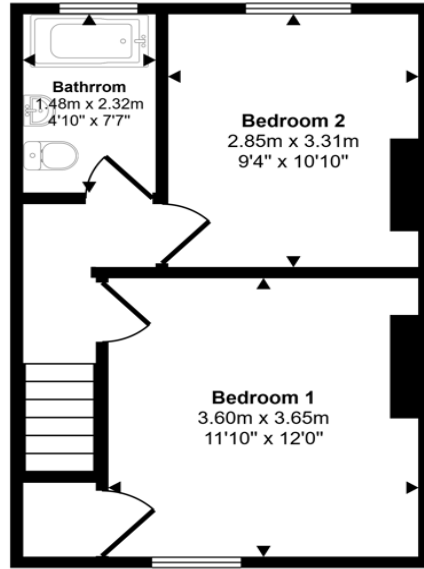
## Floor Plan



Approx Gross Internal Area  
64 sq m / 690 sq ft



Ground Floor  
Approx 32 sq m / 343 sq ft



First Floor  
Approx 32 sq m / 347 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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