



### 3 bed terraced house to buy in

Twelfth Street, Horden, Peterlee, Durham,  
SR8 4QH

**£55,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Three bedrooms
- ✓ En Suite
- ✓ Vacant possession
- ✓ Potential rental income £500pcm
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

We have immense pleasure to offer to the sale market this stunning three bedroom terrace house, a credit to the current owners who have tastefully updated throughout to a high standard, warmed by gas combi central heating, boasting double glazing.

Accommodation comprises; entrance stairs to first floor, spacious light & airy lounge having shades of oak laminate flooring, opening to a spacious kitchen/breakfast room fitted with an attractive range of cream wall and base having contrasting work surfaces, integrated appliances, plinth lighting, bathroom fitted with a contemporary white three piece suite, to the first floor master bedroom having En-suite having shower pod having music & telephone, massage jets, rainforest shower head, two further bedrooms.

Externally enclosed court yard to rear.

This property would make a wonderful investment opportunity or likewise family home. To arrange your internal viewing, call our Peterlee office on 0191 5183521.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas



## Entrance Hallway

Composite double glazed door leading through to the hall, stairs leading to the first floor, opening through to the lounge.



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## Living Room

4.41m x 4.11m (14'5" x 13'5")

Double glazed window to the front elevation, double radiator, oak laminate flooring, opening through to the kitchen.



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## Kitchen/Dining Room

5.28m x 3.91m (17'3" x 12'9")

Double glazed window to the rear elevation, cream wall and base units, oak work surfaces, five burner gas hob, ceramic tile splash back, stainless steel/glass extractor hood, beige composite sink with a stainless steel mixer tap, integrated microwave, integrated electric oven, plinth lighting, space for a fridge freezer, double radiator, stainless steel recessed spotlights, storage cupboard, laminate flooring.



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## Rear Lobby

Double glazed door giving access to the rear of the property, oak laminate flooring, white wall cupboard, plumbing for a automatic washing machine, door leading through to the bathroom.

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## Family bathroom

Double glazed window to the rear elevation, three piece suite comprising of a low level w.c, vanity unit housing a wash hand basin, shower screen, fully tiled wall, white/grey ceramic tile flooring, stainless steel towel radiator.



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## First Floor Landing

Access to all 3 bedrooms, and loft storage space, oak laminate flooring.

## Bedroom One

4.54m x 4.52m (14'10" x 14'9")

Double glazed window to the rear elevation, double radiator, laminate flooring, door leading through to the en-suite.



## En-Suite

Three piece suite comprising of a low level w.c, pedestal wash hand basin, shower pod which includes six massage jets, radio/Bluetooth connection, stainless steel towel radiator, tile walls, ceramic tile flooring, plinth lighting, white recessed spotlights.



## Bedroom Two

3.50m x 2.97m (11'5" x 9'8")

Double glazed window to the rear elevation, double radiator, oak laminate flooring.



## Bedroom Three

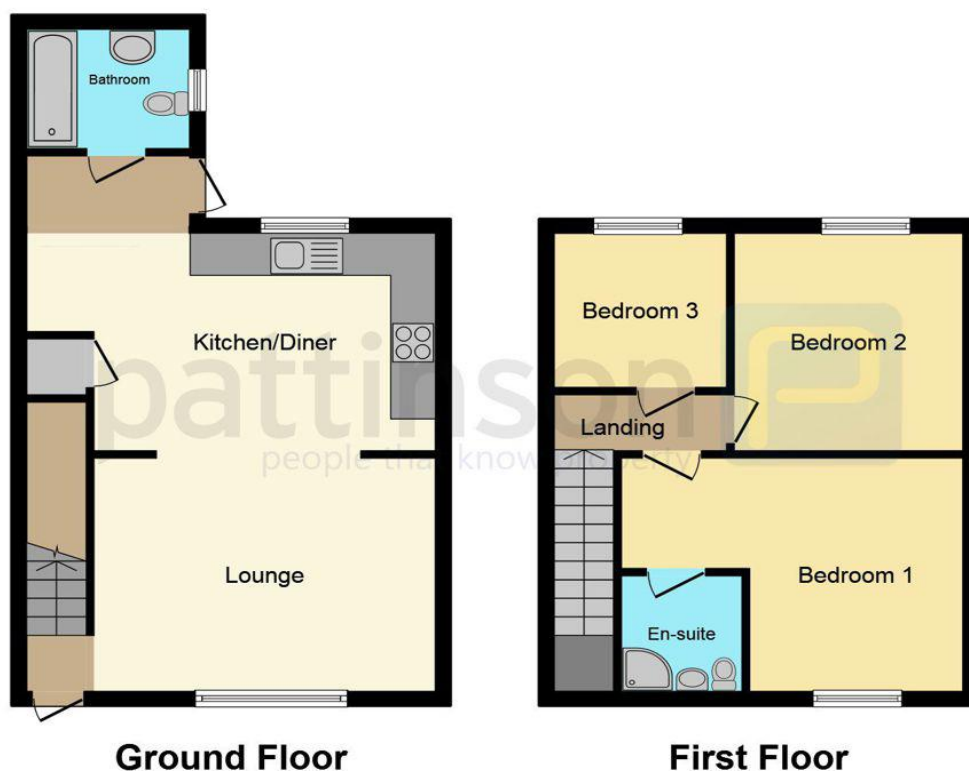
2.69m x 2.59m (8'9" x 8'5")

Double glazed window to the rear elevation, double radiator, oak laminate flooring.



## External

Enclosed private courtyard.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Twelfth Street, Horden, Peterlee, Durham, SR8 4QH

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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