



## 2 bed semi-detached house to buy in SR8

Hillside Villas, Horden, Peterlee, Durham,  
SR8 4QY

**£55,000** Starting Bid

 x 2  x 1  x 1

Tenure

Size

**Freehold**

**646 sq ft / 60 sq m**

## Property features

- ✓ No Onward Chain
- ✓ Two Bedroom Semi-Detached
- ✓ Achievable Rental Income of £650
- ✓ 12% annual rental yield achievable
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

For Sale via Online Auction | Two Bedroom Semi-Detached Home | Popular Residential Location | No Onward Chain | Achievable Rental Income of £650 PCM

Pattinson Estate Agents are pleased to offer for sale via online auction this well-presented two-bedroom semi-detached home, situated within a popular residential area of Horden. Offered with no onward chain, the property presents an excellent opportunity for first-time buyers or investors, with an achievable rental income of approximately £650 PCM.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and generously sized lounge, providing an excellent space for everyday living and entertaining. The fitted kitchen offers ample wall and base units, generous worktop space, and access to the rear garden.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation with ample space for furnishings. Completing the first floor is a modern family bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Externally, the property benefits from enclosed front and rear gardens, creating pleasant outdoor spaces with scope for further landscaping if desired.

Conveniently located close to a range of local amenities including shops, schools and healthcare facilities, the property also enjoys excellent transport links. Horden Railway Station and regular bus services provide easy access to Peterlee, Durham and the surrounding areas.

Offering spacious accommodation, a convenient location and excellent investment potential, this property is expected to attract strong interest from both owner-occupiers and buy-to-let investors alike. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Semi-detached house

Build Size: 60 sq m

USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 88                                                                                                            |
| (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  |

Hillside Villas, Horden, Peterlee, Durham, SR8 4QY

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

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