



### 3 bed terraced house to buy in

Thirteenth Street, Horden, Peterlee,  
Durham, SR8 4QP

**£40,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ No Onward Chain
- ✓ Potential rental return £450pcm
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

We are delighted to welcome to the sales market this three bedroom terraced property situated on Thirteen Street, Peterlee.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises of: Entrance hallway leading to the lounge, kitchen and downstairs bathroom. Three double bedrooms are located on the first Floor.

Externally, the property benefits from low maintenance courtyard. Any further queries please call us on 0191 5412141

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

USPs: Requires updating

Parking: On Street

Heating: Gas

## Living Room

4.10m x 4.00m (13'5" x 13'1")

Access via entrance way, double glazed window to the front elevation, tv point, radiator and laminate flooring.



## Kitchen

4.30m x 3.70m (14'1" x 12'1")

The kitchen is fitted with a range of wall and base units with contrasting work surfaces. Sink and drainer unit, electric hob and oven, plumbed for a washing machine, vinyl flooring, double glazed window to the rear aspect and a UVPC door leading to the courtyard.



## Bathroom

2.20m x 1.60m (7'2" x 5'2")

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, vanity wash basin with stainless steel mixer tap, bath with mixer tap and overhead shower, radiator and vinyl flooring.



## Bedroom 1

4.20m x 4.10m (13'9" x 13'5")

Double glazed window to front elevation, built in wardrobes, radiator and carpet.



## Bedroom 2

3.30m x 2.60m (10'9" x 8'6")

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

2.50m x 2.30m (8'2" x 7'6")

Double glazed window to rear elevation, radiator and carpet.

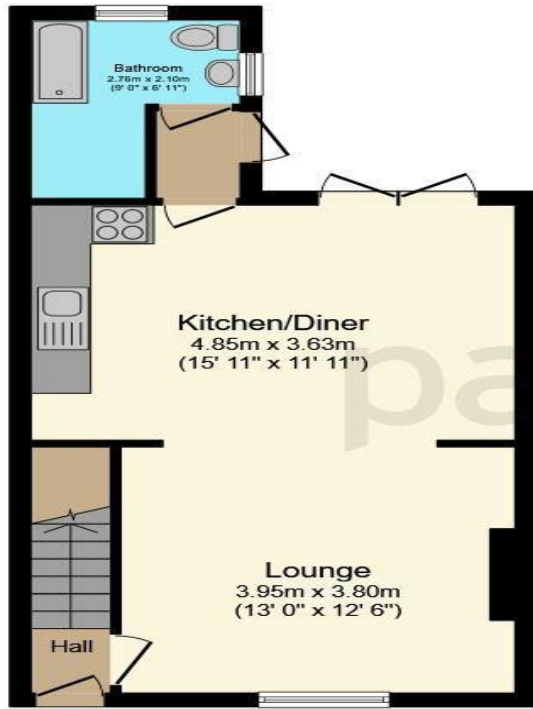


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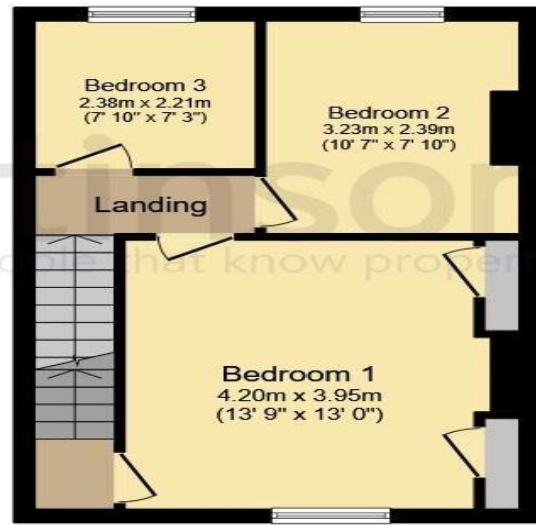
## External

Fully enclosed courtyard and low maintenance.





**Ground Floor**



**First Floor**

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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | 81        |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 67                      |           |
| (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 |           |

Thirteenth Street, Horden, Peterlee, Durham, SR8 4QP

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadstateagents.co.uk, www.ybrea.co.uk**

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