

Hamilton Street, Horden, Peterlee, SR8 4NJ

Terraced House | Three Bedrooms | Lounge | Dining Room | Kitchen | Bathroom | Double Glazing |
Gas Central Heating System | Wonderful Investment

Asking Price: £49,999

HUNTERS[®]
HERE TO GET *you* THERE

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EXCEPTIONAL INVESTMENT OPPORTUNITY... This wonderful, deceptively spacious three bedroom family residence has been tastefully decorated to a neutral theme, offering a superior finish to include a lovely fitted kitchen with an adjoining rear hallway and attractive family bathroom, a beautiful lounge, larger than average dining room and an enclosed rear courtyard together with gas central heating, double glazing and so much more. Located within reach of the proposed Horden railway station and the A19, this exemplary opportunity is not to be missed. We have been advised that there is a tenant ready to move into the property. Contact Hunters, located in the Castle Dene Shopping Centre, Peterlee for further information on 01915863836. "Tenant Waiting to Move In at £470 Pcm".

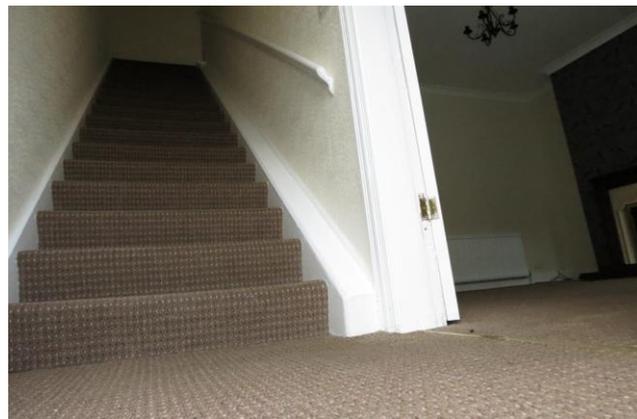
AGENTS NOTES

Horden lies on the picturesque award winning North Eastern coastline and has just been given approval for a railway station to be built by 2020 which will interlink the region with major conurbations such as Hartlepool, Sunderland and Newcastle, details of which can be found on the Durham County Council website. The area is serviced by a variety of schools, local parks and is situated nearby the A19 which interconnects all regional centres including the Cities of Durham, Sunderland and Hartlepool. The property has been subject to a significant redecoration, with an inspiring finish and attention to detail making the residence a true inspiration to any budding homeowner or investment client.



ENTRANCE HALLWAY

A delightful entrance which incorporates a double glazed external door, stairs to the first floor landing area and a door opening into the lounge.



LOUNGE

4.14m (13' 7") x 4.01m (13' 2")

Situated at the front of this impressive residence, the principle reception room offers spectacular double glazed windows positioned on a southerly facing aspect which provide an abundance of natural light into the room, a continuation of the attractive carpeting from the hallway, two radiators and a central focal point fireplace inset with an electric fire. Further internal doors open into the dining room and the entrance hallway respectively.



DINING ROOM

4.60m (15' 1") x 3.64m (11' 11")

Nestled to the rear of the home, the dining room offers larger than average proportions and welcoming views over the rear courtyard through double glazed windows. Additional attributes include a useful walk into understairs storage cupboard, a radiator and a central fireplace inset with an electric fire. Doors offer accessibility into the lounge and the kitchen.



KITCHEN

2.51m (8' 3") x 2.06m (6' 9")

Situated at the rear of the property, this delightful kitchen offers an array of wall, floor and drawer cabinets finished in a maple colour and contrasting granite effect laminated work surfaces which integrate the one and a half bowl stainless steel sink and drainer unit complete with mixer tap fittings set below the double glazed windows which overlook the rear courtyard. Additional attributes include plumbing for an automatic washing machine, an electrical cooker point and space for a fridge freezer. Internal doors provide access into the rear hallway and the useful adjoining dining room.



REAR HALLWAY

A wonderful attribute which features a double glazed external door providing accessibility into the rear courtyard and two doors opening into the family bathroom and the kitchen.



BATHROOM

2.02m (6' 8") x 1.97m (6' 6")

The sizeable bathroom features a white suite comprising of a panelled bath with an overhead contemporary chrome shower, a low level W/c and a pedestal hand wash basin. Accompaniments include a double glazed window to the rear and a radiator.



FIRST FLOOR LANDING

Beautifully presented, the first floor landing and accompanying staircase from the ground floor hallway offers loft access and three internal doors providing accessibility into the well appointed bedrooms.



MASTER BEDROOM

4.44m (14' 7") x 4.10m (13' 5")

The master bedroom features eye watering dimensions accompanied with high ceilings offering a clear spacious ambiance. Attributes include double glazed windows to the front elevation, a useful storage cupboard and a radiator.



SECOND BEDROOM

3.29m (10' 10") x 2.53m (8' 4")

Situated at the rear of the home, the second double bedroom provides a radiator, a double glazed window offering elevated views over the rear courtyard and a storage cupboard concealing the gas combination boiler.



THIRD BEDROOM

2.49m (8' 2") x 2.24m (7' 4")

Located adjacent to the second bedroom at the rear of the residence, this lovely third bedroom offers a double glazed window with similar views to that of the second double bedroom coupled with a radiator.

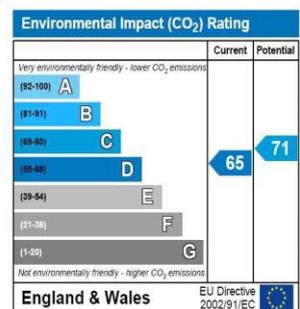
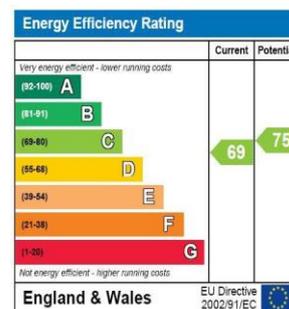


REAR COURTYARD

At the rear of the property the sizeable rear walled gated courtyard offers a wonderful area for all the family to enjoy the warm summer months.



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday: 9am - 12pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our



local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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