



Thirteenth Street, Horden, County Durham, SR8 4QP

EXCEPTIONAL BUY-TO-LET | 12.8% YIELD POTENTIAL | RECENTLY REFURBISHED | THREE BEDROOMS

LOUNGE | DINING KITCHEN | GAS CENTRAL HEATING VIA A COMBI | DOUBLE GLAZED

Asking Price: £35,000

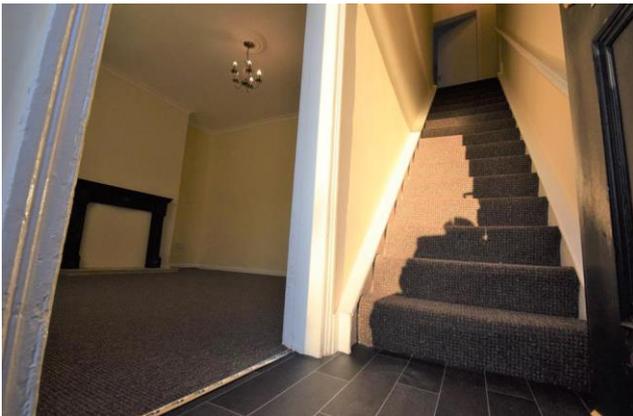
HUNTERS[®]
HERE TO GET *you* THERE

Thirteenth Street, Horden, County Durham, SR8 4QP

POTENTIAL RENT YIELD 12.8% - EXCEPTIONAL INVESTMENT - ... A splendid opportunity has become available to purchase this wonderful three bedroom property located in this popular street. The accommodation includes a delightful lounge, larger dining kitchen, lovely family bathroom and both gas central heating via a combination boiler and double glazing. It has recently been confirmed that a Railway Station is to be built in Horden which will connect the area with the major conurbations of Hartlepool, Sunderland and Newcastle commissioned to be operational by 2020. For further information regarding our comprehensive lettings management packages contact your local Hunters situated in The Castle Dene Shopping Centre on 01915863836 or email peterlee@hunters.com. EPC: D.

ENTRANCE HALL

Well presented, the entrance hallway features a double glazed external door, stairs to the first floor landing area and a further door way into the lounge.



LOUNGE

4.06m (13' 4") x 3.80m (12' 6")

A wonderful reception room located to the front of the residence which incorporates a double glazed window and a radiator. Further attributes include a feature fireplace and a doorway to the lovely dining kitchen.



DINING KITCHEN

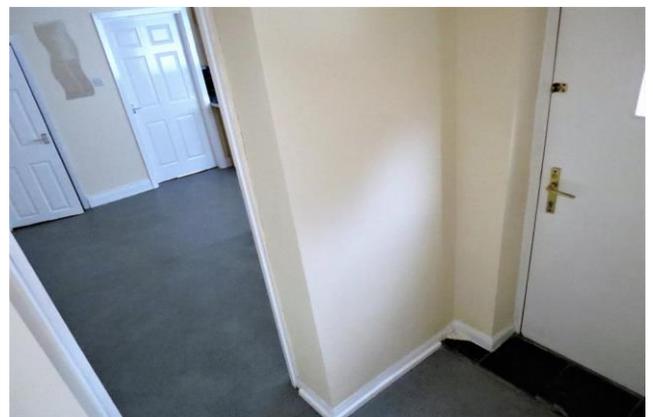
4.95m (16' 3") x 3.73m (12' 3")

This splendid room features a wealth of both wall and floor cabinets finished with laminated work surfaces which integrate a stainless steel sink and drainer unit finished with mixer taps. Additional attributes include a door to the rear hallway, plumbing for an automatic washing machine, an electrical cooker point, radiator, a useful understairs storage cupboard and a double glazed window to the rear yard.



REAR HALLWAY

Located between the dining kitchen and the bathroom the rear hall features a double glazed exterior door to the rear yard.



FAMILY BATHROOM

Beautifully presented, the bathroom comprises of a white suite featuring a panelled bath, a low level Wc and a pedestal hand wash basin. Further compliments include a double glazed window to the rear of the home and a radiator.



FIRST FLOOR LANDING

Set to the top of the stairwell from the entrance hallway the landing offers access into the three well appointed bedrooms and the loft.



MASTER BEDROOM

4.41m (14' 6") x 3.88m (12' 9")

This delightful master bedroom positioned to the front of the home incorporates a double glazed window and two storage cupboards.



SECOND BEDROOM

3.32m (10' 11") x 2.68m (8' 10")

Located to the rear, the bedroom features a double glazed window and a radiator.



THIRD BEDROOM

2.56m (8' 5") x 2.33m (7' 8")

The well appointed third bedroom features a double glazed window to the rear elevation and a radiator.

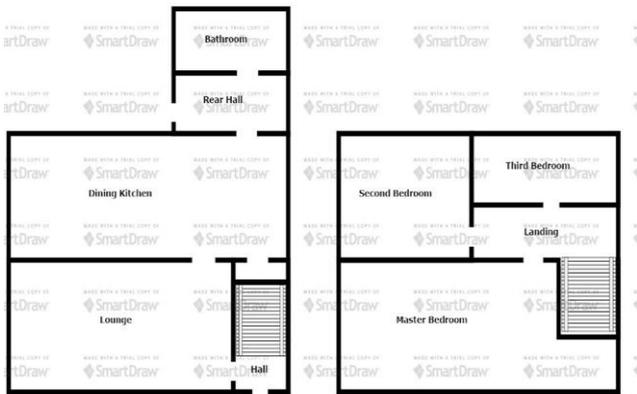


EXTERNALLY

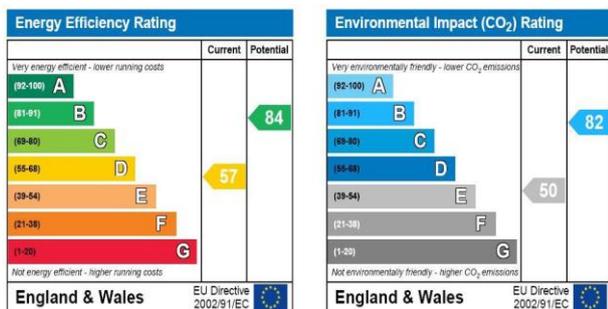
To the rear of the home there is a wonderful walled enclosed rear yard area accessible from the rear hallway enhanced with a timber fence to the top of the walls for privacy and extra security and an access gate to the rear lane.



FLOOR PLAN



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.

Hunters 5 Yoden Way, Castledene Shopping Centre, Peterlee, Durham, SR8 1BP 0191 586 38 36

peterlee@hunters.com

VAT Reg. No 275795153 | Registered No: 10907166 England & Wales
Registered Office: 30 Yoden Way, Peterlee, County Durham, United Kingdom, SR8 1AL

A Hunters franchise owned and operated under license by Alexander and Davies Ltd

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.