



Durham Avenue, Horden, County Durham, SR8 4PY

Two Bedroom Bungalow | Lovely Lounge | Kitchen | Rear Bathroom

Rear Courtyard | Beautiful Views Over the Parkland | Newly Refurbished | Double Glazed

Asking Price: £65,000

HUNTERS[®]
HERE TO GET *you* THERE

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A POPULAR TWO BEDROOM MID TERRACED BUNGALOW OVERLOOKING HORDEN WELFARE PARK ... Hunters are delighted to present to the market this lovely, ready to move into, two bedroom bungalow with a wealth of accommodation to include two well appointed double bedrooms, a delightful lounge, dining kitchen, shower room W/c, double glazing, gas central heating and rear south facing gardens which overlook the scenic Horden Welfare Park. "No Chain" EPC:D

FRONT EXTERNAL

Situated at the front of the bungalow this inviting frontal feature provides a double glazed external door offering access into the gardens and a further small hallway can be found upon entry to provide accessibility into the lounge and one of the double bedrooms. The garden comprises mostly of walled lawns intersected with a pathway leading to the entrance of the property.



LOUNGE

4.45m (14' 7") x 3.36m (11' 0")

The principle reception room provides lovely south facing views across the gardens towards the Welfare Park through double glazed windows, complimented with a central fireplace inset with a living flame gas fire. Additional attributes include a radiator and three internal doors opening into the second double bedroom, front entrance hallway and the kitchen.



KITCHEN

2.49m (8' 2") x 4.01m (13' 2")

The sizeable kitchen incorporates a wealth of wall and floor cabinets finished in a beech colour and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit set beneath a double glazed window with pleasant views over the rear courtyard. Further attributes include an integrated gas hob and extractor canopy, an electric oven, plumbing for an automatic washing machine, a radiator and a convenient loft access. Internal doors open into the rear hallway and the lounge.



MASTER BEDROOM

3.56m (11' 8") x 3.16m (10' 4")

Positioned at the front of the bungalow this double bedroom features a radiator and a double glazed window which overlooks the south facing gardens towards Horden Welfare Park.



SECOND BEDROOM

3.39m (11' 1") x 3.18m (10' 5")

Located at the rear of the bungalow, accessed from the lounge, the second double bedroom features a radiator and a double glazed window.



SHOWER ROOM W/C

2.09m (6' 10") x 1.66m (5' 5")

Nestled towards the rear of the bungalow the shower room features a white suite comprising of a glazed shower enclosure, a low level W/c and pedestal hand wash basin. Accompaniments include a double glazed frosted window to the rear elevation and a radiator.



BUNGALOW VIEWS

At the front of the property, there is a sizeable south facing garden area with breathtaking views towards Horden Welfare Park that can be accessed via a separate gate.



REAR COURTYARD

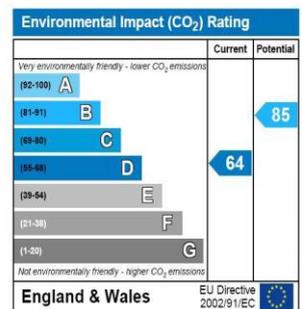
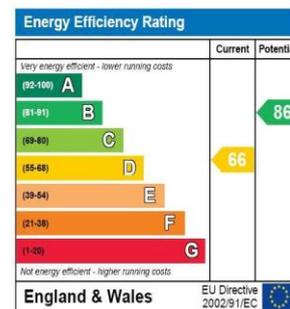
To the rear of the property there is a walled gated courtyard which is accompanied by an accessible steel ramp into the property, ideal for clients with disabilities.



REAR EXTERNAL



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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