



## Tees Street, Horden, County Durham , SR8 4NF

WONDERFUL HOME | TWO DOUBLE BEDROOMS | LOVELY DINING KITCHEN | LOUNGE  
FIRST FLOOR BATHROOM | DOUBLE GLAZED | GAS CENTRAL HEATING | RECENTLY REFURBISHED

**Asking Price: £39,999**

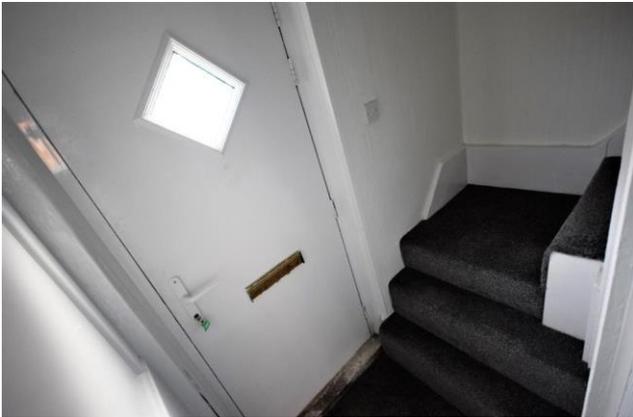
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Tees Street, Horden, County Durham ,  
SR8 4NF**

A STUNNING REFURBISHED HOME ... Hunters are delighted to present this outstanding two bedroom house which has been subject to a superior refurbishment to include new electrics, a new heating system, new kitchen, new carpets and wonderful standard of decor. The accommodation includes a larger than average lounge, beautiful dining kitchen, a lovely first floor bathroom and two double bedrooms. Contact Hunters on 01915863836 or email peterlee@hunters.com

**ENTRANCE HALLWAY**

Set to the front of this wonderful property the entrance hallway features an external door, a twisting staircase to the first floor landing area and a further internal door providing access into the lounge.



**LOUNGE**

*4.48m (14' 8") x 4.42m (14' 6")*

Situated at the front of this lovely property the larger than average lounge includes a door to the entrance hallway with a twisting staircase to the first floor landing area complimented with a double glazed exterior door and a radiator. An additional internal door opens into the stunning dining kitchen.



**LOUNGE IMAGE**



**DINING KITCHEN**

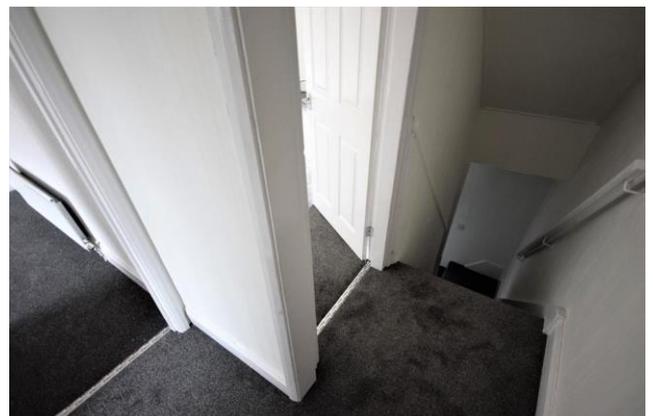
*4.84m (15' 11") x 2.94m (9' 8")*

Nestled to the rear of the residence this eye catching contemporary kitchen features an array of wall and floor cabinets finished in a gloss white colour with a wooden affect work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fittings set beneath a double glazed window which overlooks the rear enclosed courtyard. Further accompaniments include an electric cooker point, plumbing for an automatic washing machine, wonderful laminated flooring and a radiator. An external double glazed door conveniently grants access into the rear courtyard.



**FIRST FLOOR LANDING**

Located at the top of the stairwell from the lounge, the landing offers access into the family bathroom and the two double bedrooms.



### MASTER BEDROOM

3.69m (12' 1") x 3.85m (12' 8")

The fabulous master bedroom provides elevated views over the front elevation through double glazed windows, a radiator and a useful storage cupboard housing the gas combi boiler.



**BEDROOM IMAGE**



### SECOND BEDROOM

3.51m (11' 6") x 3.09m (10' 2")

Set to the rear of the home this double bedroom includes a double glazed window overlooking the enclosed courtyard and a radiator.



### FIRST FLOOR BATHROOM

2.53m (8' 4") x 1.61m (5' 3")

The eye catching bathroom situated adjacent to the second double bedroom at the rear of the property features a white suite comprising of a panel bath, a low level W/c and a pedestal hand wash basin. Additional attributes include a radiator and a double glazed frosted window.



### EXTERNAL

The enclosed walled rear courtyard offers a brick storage outbuilding and an access gate to the rear lane making it an ideal space for all the family.

### ENERGY PERFORMANCE RATING

«EpcGraph»

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

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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.