



## 1 bed bungalow to buy in SR8

Beach Grove, Horden, Peterlee, Durham,  
SR8 4ES

**£50,000** Starting Bid

 x1  x1  x3

Tenure

**Freehold**

## Property features

- ✓ Detached Bungalow
- ✓ Formerly 2 Beds
- ✓ 3 Reception Rooms
- ✓ Detached Double Garage
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

Sold via Online Auction until 28/07/2023 12:00, Fees apply.

We are delighted to welcome to the market this Detached bungalow. Situated in a quiet residential area, benefiting from double glazed windows throughout and gas central heating.

\*Please see walk through video tour\*

Ideal for a variety buyers from first time buyers to retirement home, local schools and amenities close by with easy access. Being sold with no upper chain.

The floorplan comprises of; Entrance porch, Lounge, Dining room, Garden room, Kitchen, Bedroom, Rear lobby and Refitted shower room.

Externally, On a larger corner plot, with low maintenance outside space to all four sides, two driveways front and rear with gated access, and double detached garage with roller shutter door.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £50,000

Property Type: Bungalow

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front

Walled enclosed, driveway with double gated access.



## Entrance Porch

Glazed external door, two double glazed windows and access into;



## Lounge

*4.18m x 3.63m (13'8" x 11'10")*

Double glazed window to the front, fire place with gas fire, radiator, coving and double doors into;



## Bedroom

*2.69m x 2.99m (8'9" x 9'9")*

With a double glazed window to the front, radiator and built in mirrored wardrobes.



## Dining Room

*5.11m x 2.93m (16'9" x 9'7")*

Open plan reception room, fire place with gas fire, radiator, cupboard housing the gas combi boiler and access into;



## Garden Room

1.77m x 2.92m (5'9" x 9'6")

Open plan with double glazed French doors to the side and radiator.



## Kitchen

4.51m x 2.58m (14'9" x 8'5")

Fitted with a range of wall and base units, inset sink, electric hob and oven, plumbing for a washer and double glazed window to the rear.



## Rear Lobby

External glazed side door, radiator and access into;



## Shower Room

Fitted with a double cubicle with mains fed shower, vanity wash basin and low level w/c. Chrome towel radiator and double glazed window to the rear.



## External

Enclosed area between the property and the garage, laid with patio and access to the rear, front and garage.



## Garage & Driveways

Detached double garage with main roller door to the front, ample parking to the front and toward the rear and side of the garage accessed via a rear lane.





**Floor Plan**

**Garage**

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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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