



## 3 bed semi-detached house to buy in SR8

Smillie Road, Horden, Peterlee, Durham, SR8 4AH

**£85,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Three-bedroom semi-detached
- ✓ Recently refitted kitchen and bathroom
- ✓ Two reception rooms
- ✓ Utility / store room
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

READY TO ADD YOUR OWN STAMP | THREE BEDROOMS | TWO RECEPTION ROOMS | NEW ROOF | NEW BOILER & RADIATORS | LARGE REAR GARDEN | UTILITY ROOM | RECENTLY REFITTED KITCHEN & BATHROOM | HOME BUSINESS ADDRESS | NO ONWARD CHAIN

This well-presented three-bedroom semi-detached home is situated on Smillie Road, Horden and is offered for sale with no onward chain. The property provides well-proportioned, versatile accommodation and offers an excellent opportunity for buyers looking to add their own personal touches.

The ground floor comprises an entrance hall, a generous front-facing lounge, a second reception room suitable for dining, home office, or business use, and a spacious kitchen diner. A separate utility/store room adds further practicality with direct access to the rear garden.

To the first floor are three well-sized bedrooms, a modern bathroom, and a separate WC.

Externally, the property benefits from gardens to both the front and rear. The large south-westerly facing rear garden provides a private outdoor space with lawn, patio, decking, and a summer house.

Conveniently located for local amenities, schools, and transport links, this property will appeal to first-time buyers, families, investors, or those seeking a home suitable for business use.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £85,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## External Front



## Entrance Hall

## Lounge

4.85m x 3.89m (15'10" x 12'9")



## Dining Area

2.42m x 2.29m (7'11" x 7'6")



## Kitchen

4.31m x 3.05m (14'1" x 10'0")



## Utility / Store

2.86m x 3.12m (9'4" x 10'2")



## FIRST FLOOR:

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### Landing



### Bedroom One

3.28m x 2.91m (10'9" x 9'6")



### Bedroom Two

3.78m x 2.64m (12'4" x 8'7")



### Bedroom Three

2.11m x 2.44m (6'11" x 8'0")



### Bathroom



**W/c**



**External Rear**





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(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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