



### 3 bed terraced house to buy in

Park Terrace, Horden, Peterlee, Durham,  
SR8 4JG

**£45,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Tenant In Situ
- ✓ Three Bedrooms
- ✓ Terraced House
- ✓ Investment opportunity
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD VIA OUR ON-LINE AUCTION

Sold with a tenant in situ.

Welcome to the market this well presented three-bedroom terraced home, ideally located in the popular residential area of Horden, Peterlee. Offered with no onward chain and sold via modern method of auction, this property presents an excellent investment opportunity .

Upon entry, you're greeted by a warm and inviting hallway that leads into two generously sized reception rooms—ideal for entertaining, family gatherings, or quiet relaxation. Large windows allow natural light to pour in, enhancing the bright and airy ambiance throughout the home.

The property features three well-proportioned bedrooms, each neutrally decorated with a calm and peaceful aesthetic, making them perfect retreats for restful nights. Ample storage options further complement the comfortable living space.

A modern and stylish family bathroom completes the upper floor, fitted to a high standard with sleek fixtures and fittings that provide a touch of contemporary elegance.

Positioned within a thriving and friendly community, the property benefits from easy access to local schools, parks, shops, and transport links, offering both convenience and connectivity.

Contact Pattinson Estate Agents today to arrange your viewing or for further information about the modern auction process—don't miss this fantastic opportunity.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## Front Exterior



## Living Room

4.00m x 4.00m (13'1" x 13'1")



## Kitchen

4.40m x 2.50m (14'5" x 8'2")



## Utility Room

2.60m x 1.60m (8'6" x 5'2")



## Bathroom

## Bedroom 1

3.40m x 2.70m (11'1" x 8'10")



## Bedroom 2

3.40m x 2.70m (11'1" x 8'10")



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## Bedroom 3

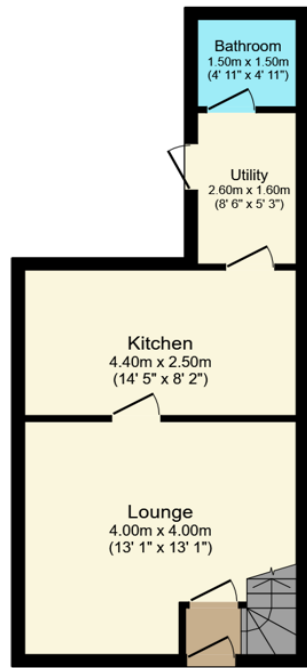
3.00m x 1.60m (9'10" x 5'2")



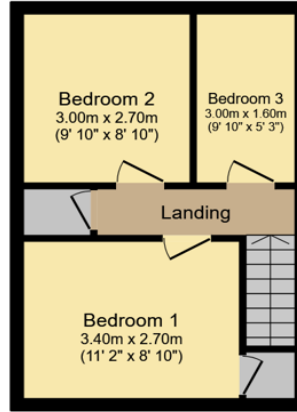
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## Rear Yard





**Ground Floor**  
Floor area 35.9 sq.m. (387 sq.ft.)



**First Floor**  
Floor area 29.0 sq.m. (313 sq.ft.)

**Total floor area: 65.0 sq.m. (699 sq.ft.)**

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
(55-68) <b>D</b>		62	
(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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