



## 2 bed terraced house to buy in

Hardwick Street, Horden, Peterlee,  
Durham, SR8 4JH

**£40,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Chain free

## Property features

- ✓ Investment opportunity with tenant in situ
- ✓ £500 PCM rental income (12%)
- ✓ Two double bedrooms
- ✓ Well presented throughout
- ✓ EPC Rating D

## Key Information

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

## Description

Turnkey Investment Opportunity | Great 12% Yield | Well Presented Throughout | Two Double Bedrooms

Pleased to present to the sales market this well-presented and recently updated two-bedroom mid-terraced property, ideally situated on Hardwick Street in Horden, Peterlee.

Offered as a fantastic investment opportunity, the property currently achieves a rental income of £500PCM, representing an attractive .... gross rental yield, making it an ideal addition to any landlord's portfolio.

The accommodation briefly comprises a spacious and inviting lounge, perfect for both relaxing and entertaining, alongside a modern, recently updated kitchen/diner fitted with a range of quality units and ample dining space.

To the first floor, the property offers two generously sized double bedrooms, both benefiting from excellent natural light and ample space for furnishings. Completing the internal layout is a contemporary family bathroom fitted with modern sanitary ware.

Externally, the property benefits from a private rear yard, providing a low-maintenance outdoor space.

The home has been well maintained and tastefully presented throughout, offering a true turnkey purchase for investors or buyers seeking a ready-to-move-into home.

Ideally located, the property is within close proximity to local shops, schools, and amenities, as well as excellent transport links including the A19 trunk road, local bus routes, and Horden's recently constructed train station, offering convenient access to surrounding areas.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000


Property Type: Terraced House

USPs: Chain free

Parking: On Street

Heating: Gas



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>		79
(55-68) <b>D</b>	56	
(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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