



3 bed terraced house to buy in

Blackhills Terrace, Horden, Peterlee,
Durham, SR8 4LJ

£35,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

On Street parking

Property features

- ✓ Ideal First Time Buy Or Investment Opportunity
- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Two Reception Rooms
- ✓ EPC Rating D

Key Information

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

Description

****SPACIOUS FMAILY HOME**THREE BEDROOMS**TWO RECEPTION ROOMS**SOUTH FACING FRONT GARDEN**WALKING DISTANCE TO HORDEN TRAIN STATION & COAST**POTENTIAL INCOME OF £500/£550 PCM****

Pattinson Estate Agents are pleased to welcome to the market this spacious three bed family home, located on Blackhills Terrace, Horden, Peterlee. Perfectly positioned within closed proximity to local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to Horden Beach, Castle Eden Dene National Nature Reserve, popular schools and Train Station, as well as being a short drive to Peterlee, Sunderland and Hartlepool Town Centre's

This deceptively spacious home briefly consists of:- Entrance/hallway, lounge, dining room and a modern kitchen. To the first floor lies three well proportioned bedrooms and an generous three piece bathroom, externally there is an South facing front garden and a private rear yard. The property also over looks the memorial park and local historic church, which was built in 1911.

Early viewing comes highly recommended to appreciate this size and location of this property. Please contact us to arrange an appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: On Street

Heating: Solid Fuel

Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, dining room and first floor staircase.

Lounge

4.44m x 4.06m (14'6" x 13'3")

Spacious lounge with an Ecoboiler multifuel stove, carpet flooring, understairs storage cupboard and a double glazed rear aspect window.



Dining Room

3.66m x 4.06m (12'0" x 13'3")

Separate diner with carpet flooring, a radiator and a double glazed front aspect window.



Kitchen

4.35m x 2.09m (14'3" x 6'10")

Modern kitchen benefiting from a range of upper and lower units with contrasting square edge work surfaces, a stainless steel sink unit, plumbing for a washing machine and a free standing oven. Vinyl flooring, UPVC cladded splash back, a radiator, double glazed rear aspect window and an external door leading to the rear yard.



Bedroom One

4.32m x 3.23m (14'2" x 10'7")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



Bedroom Two

3.64m x 3.11m (11'11" x 10'2")

Double bedroom with wooden flooring, storage cupboard, a radiator and a double glazed front aspect window.



Bedroom Three

3.60m x 1.98m (11'9" x 6'5")

Third bedroom with wooden flooring, a radiator and a double glazed front aspect window.



Bathroom

3.26m x 2.24m (10'8" x 7'4")

Generously sized three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and a WC. Vinyl flooring, tiled splash back, storage cupboard, radiator and a double glazed window.

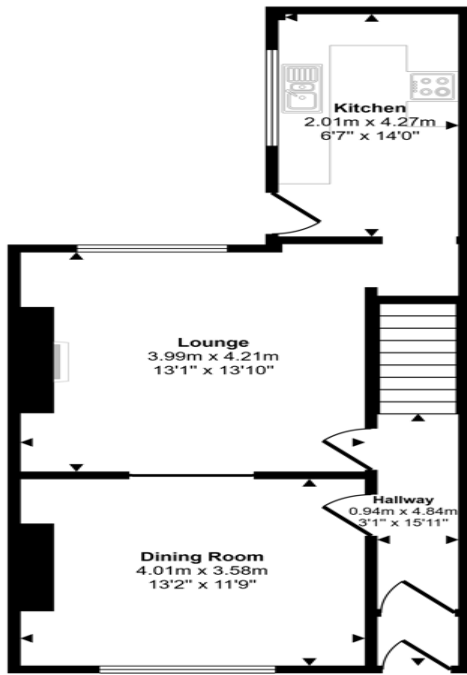


External

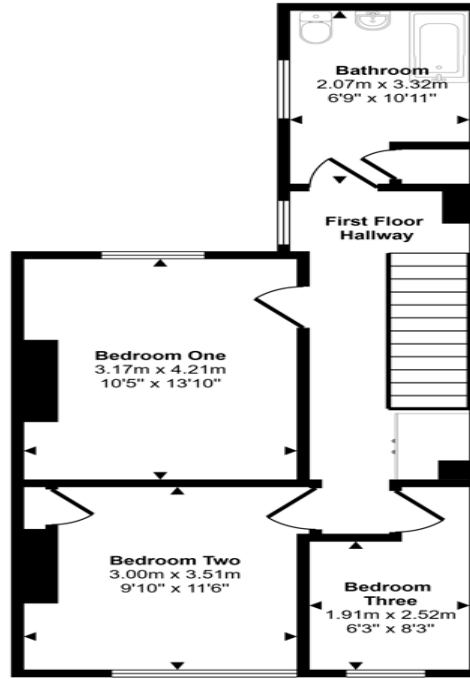
Externally to the front there is a South facing garden, which over looks the memorial park and has a view of the sea. To the rear lies a private yard.



Approx Gross Internal Area
101 sq m / 1083 sq ft



Ground Floor
Approx 51 sq m / 544 sq ft



First Floor
Approx 50 sq m / 539 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blackhills Terrace, Horden, Peterlee, Durham, SR8 4LJ

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

