



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

Conyers Crescent, Horden, Peterlee, Durham, SR8 4AE

**£84,950**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ No onward chain
- ✓ Two-bedroom semi-detached
- ✓ Modern kitchen
- ✓ Refitted family bathroom
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

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

## Description

Offered to the sales market with no onward chain is this charming two-bedroom semi-detached home, pleasantly positioned within the popular residential area of Horden, Peterlee. Ideal for first-time buyers, downsizers, or investors alike, the property combines comfortable living accommodation with a convenient location close to local amenities, schools, and transport links.

Internally, the home offers well-presented and inviting accommodation throughout. The spacious lounge provides a warm and welcoming setting for both relaxing and entertaining. The property further benefits from a modern refitted kitchen offering practicality and contemporary styling for everyday family living, while the useful utility room and convenient downstairs W/C add further functionality to the home.

To the first floor are two generously sized bedrooms, both flooded with natural light and tastefully decorated to create a cosy yet modern feel. A stylish modern refitted family bathroom completes the accommodation, finished with quality fixtures and fittings designed with comfort and convenience in mind.

Externally, the property boasts a larger enclosed south-facing rear garden featuring a storage shed and established fruit trees, creating an ideal outdoor space for relaxing or entertaining. To the front, the home enjoys open country views alongside a low-maintenance garden and ample off-road parking.

Situated in a peaceful residential setting within Horden, the property offers the perfect balance of tranquillity and accessibility, with nearby amenities and commuter routes all within easy reach. Early viewing is highly recommended to fully appreciate the space, location, and potential this lovely home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £84,950

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Hallway



## Lounge

3.40m x 4.00m (11'1" x 13'1")



## Kitchen

3.50m x 2.70m (11'5" x 8'10")



## Rear lobby



## Downstairs w.c / Utility



## Bedroom One

4.02m x 3.49m (13'2" x 11'5")



## Bedroom Two

2.52m x 2.48m (8'3" x 8'1")



## family Bathroom





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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