



### 3 bed end of terrace house to buy in SR8

Grant Street, Horden, Peterlee, Durham, SR8 4BZ

# £50,000

🛏 x 3 🪑 x 1 🚿 x 2

Tenure

Size

**Freehold**

**1184 sq ft / 110 sq m**

### Property features

- ✓ NO CHAIN
- ✓ Estimated rental income of £550
- ✓ Two reception rooms
- ✓ Strong investment opportunity
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D

## Description

Introducing a three-bedroom property located in the village of Horden, close to Peterlee. This property offers a practical layout and comfortable living space, making it suitable for a range of buyers, including first-time purchasers and investors.

The home features three well-proportioned double bedrooms, each benefiting from good natural light and useful storage space.

There are two reception rooms within the property, providing flexible living areas that can be used as a lounge, dining room, study, or home office, depending on individual needs.

The property also includes a bathroom fitted with standard fixtures, along with a rear yard offering low-maintenance outdoor space.

Offered with no onward chain, the property represents a straightforward purchase opportunity. It also presents strong investment potential, with an estimated rental income of approximately £550 per calendar month.

Local shops, services, and everyday amenities are located within easy reach, while the surrounding area offers a quiet residential setting with convenient access to nearby towns and transport links.

Overall, this property presents a practical opportunity to purchase a well-located home in Horden, combining functional living space with attractive investment potential.

Council Tax Band: A

Tenure: Freehold

Price: £50,000


Property Type: End of terrace house

Build Size: 110 sq m

USPs: Garden, Chain free

Parking: On Street



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>		73
(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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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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