



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

Cotsford Park Estate, Horden, Peterlee, Durham, SR8 4SZ

**£45,000** Starting Bid

🏠 x3 🚿 x1 🚻 x2

Tenure

**Freehold**

### Property features

- ✓ Three-bedroom end-terrace
- ✓ NO ONWARD CHAIN
- ✓ Excellent investment opportunity
- ✓ Achievable rental income of £650
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

ONLINE AUCTION ... We are delighted to present to the market this three-bedroom end-terrace property, offered with NO ONWARD CHAIN, and situated within the popular residential community of Horden, Peterlee. Occupying a larger-than-average end plot, this property represents an excellent turnkey investment opportunity, while also appealing to first-time buyers and families.

The accommodation briefly comprises a welcoming entrance porch, two spacious reception rooms providing flexible living space, and a well-appointed kitchen with ample storage and preparation areas and a modern family bathroom. To the first floor are three well-proportioned bedrooms, all good sizes and benefiting from good levels of natural light.

Externally, the property enjoys a generous end plot, offering an attractive and well-maintained front and rear aspects that sits comfortably within the surrounding street scene and provides additional outdoor space when compared to mid-terrace homes.

For investors, the property offers an achievable rental income of approximately £650 per calendar month, equating to an impressive 10.4% annual rental yield, making it a highly attractive addition to any rental portfolio. The benefit of no onward chain further enhances its appeal, allowing for a smooth and efficient purchase process.

The property is conveniently located close to a range of local amenities, schools, and transport links, helping to ensure consistent tenant demand.

In summary, this is a chain-free, income-generating investment opportunity, enhanced by a larger end plot, and early viewing is strongly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: End of terrace house

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

## External Front



## Entrance Porch



## Lounge

4.83m x 4.24m (15'10" x 13'10")



## Kitchen

3.70m x 2.78m (12'1" x 9'1")

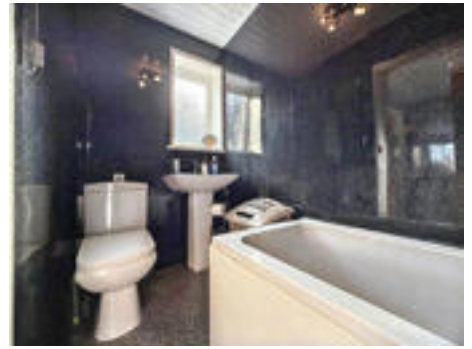


## Conservatory

3.50m x 1.96m (11'5" x 6'5")

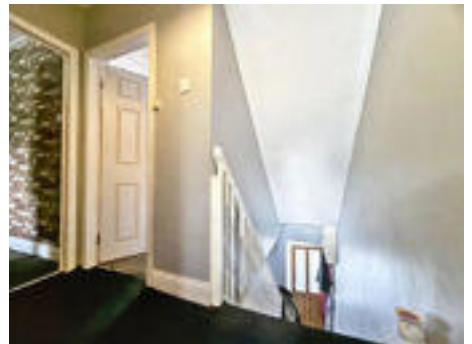


## Family Bathroom



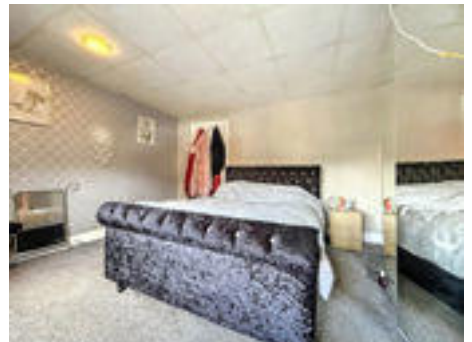
## FIRST FLOOR:

## Landing



## Bedroom One

4.05m x 3.65m (13'3" x 11'11")



## Bedroom Two

3.44m x 2.66m (11'3" x 8'8")



## Bedroom Three

2.40m x 2.43m (7'10" x 7'11")



## Rear Garden



## External Rear



## Plot





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	78
(55-68) <b>D</b>			
(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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