



## 2 bed terraced house to buy in

Ninth Street, Horden, Peterlee, Durham,  
SR8 4LZ

**£30,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ No onward chain
- ✓ Two-bedroom terraced property
- ✓ Immaculately maintained
- ✓ Upgraded bathroom, boiler, windows, doors
- ✓ Potential rental income of

## Key Information

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

## Description

No Chain | Potential 16.3% Rental Yield | Immaculately Maintained Home

Offered to the market with no onward chain, this deceptively spacious two-bedroom terraced property in Horden, Peterlee, presents an excellent opportunity for investors and first-time buyers alike.

Immaculately maintained throughout, the property is ready to move into and has been lovingly cared for by its current owner. Whilst some cosmetic aspects may be considered dated, the home is exceptionally clean and well-presented, offering buyers the opportunity to modernise to their own taste over time.

The accommodation briefly comprises a welcoming lounge, fitted kitchen, upgraded family bathroom, and two well-proportioned bedrooms. The property has also benefited from a number of important improvements, including a modern combi boiler, replacement UPVC windows, and new external doors, providing added efficiency and reducing future expenditure.

Externally, there is an enclosed rear yard, creating a private and low-maintenance outdoor space.

For investors, the property offers a potential rental income of approximately £475 PCM, equating to an impressive 16.3% gross rental yield, making it a standout buy-to-let opportunity.

Ideally situated close to local amenities, schools, transport links, and Horden railway station, the property also enjoys easy access to the Durham Heritage Coast and surrounding towns.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £30,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Lounge

4.81m x 4.32m (15'9" x 14'2")



## Kitchen Diner

4.83m x 2.78m (15'10" x 9'1")



## Bedroom One

3.83m x 3.76m (12'6" x 12'4")



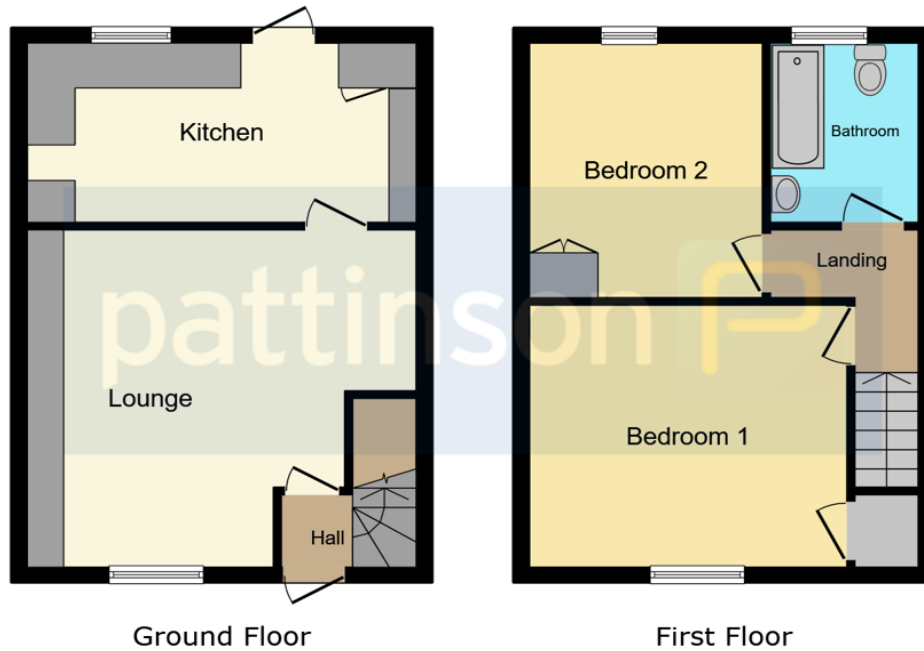
## Bedroom Two

3.35m x 3.23m (10'11" x 10'7")



## Family Bathroom





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Ninth Street, Horden, Peterlee, Durham, SR8 4LZ

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