



### 3 bed terraced house to buy in

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

**£45,000** Starting Bid

 x 3  x 2

Tenure

**Freehold**

### Property features

- ✓ NO UPPER CHAIN
- ✓ 3 Bedroom Mid Terrace
- ✓ 2 Reception Rooms
- ✓ Front & Rear Enclosed Gardens
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

We welcome to the sale market this three bedroom terrace property situated in the popular location of Cotsford Park Estate, Horden, Peterlee.

The property benefits from double glazing, gas central heating and rear garden.

In brief, the property comprises: Lounge, dining room, kitchen, rear lobby, separate w/c and bathroom. To the first floor, three well proportioned bedrooms.

Externally there is a rear garden and to the front there is a courtyard.

Not to miss out on this property, please call us today!

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## External Front



## Lounge

4.78m x 4.25m (15'8" x 13'11")

Front double glazed window, radiator, fireplace, television point

## Dining Room

2.77m x 5.16m (9'1" x 16'11")

Front double glazed window, radiator and open plan to:



## Kitchen

3.40m x 2.74m (11'1" x 8'11")

Double glazed window, fitted wall and base units, roll top work surfaces, stainless steel sink unit with mixer tap, plumbed for washer and a electric cooker point.



## Rear Lobby

External door leading to the rear garden.

## Separate W/c

Low level w/c and double glazed window



## Bathroom

Corner bath, hand wash basin, radiator and double glazed window.



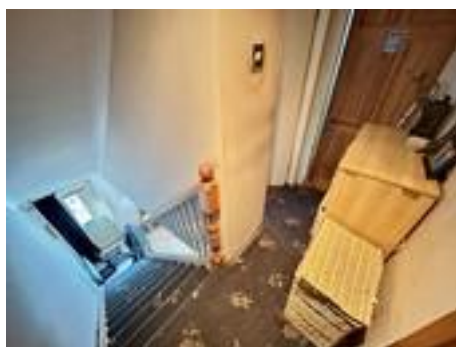
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## 1ST FLOOR:

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## Landing

Access to all three bedrooms and loft.



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## Bedroom One

3.65m x 4.01m (11'11" x 13'1")

Double glazed window, radiator and storage cupboard housing the gas combi boiler.



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## Bedroom Two

2.67m x 3.46m (8'9" x 11'4")

Double glazed window and radiator



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## Bedroom Three

2.44m x 2.40m (8'0" x 7'10")

Double glazed window and radiator



## External Rear





**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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>                                   |  |                         | 85        |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | 66                      |           |
| (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 |           |

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

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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