



## 2 bed terraced house to buy in

Eden Street, Horden, Peterlee, Durham,  
SR8 4EF

**£65,000**

🛏 x 2 🪑 x 2 🚿 x 2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ 2 bedroom extended terraced
- ✓ Two reception rooms
- ✓ Currently generating £500 PCM
- ✓ Attractive 9.2% rental yield
- ✓ EPC Rating C

## Key Information

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

## Description

Looking for your next investment or first-time home? We are delighted to welcome to the sales market this impressive three-bedroom extended terraced property, ideally situated on Eden Street in Horden.

The property is currently generating £500 PCM, delivering an attractive 9.2% yield, making this a fantastic turnkey investment opportunity. Equally, it would appeal to first-time buyers seeking a well-presented and realistically priced home.

The accommodation briefly comprises an entrance hall, two reception rooms, a kitchen diner, a rear lobby, and a family bathroom. To the first floor are two well-proportioned double bedrooms and a further single bedroom, with the principal bedroom benefiting from an en-suite shower room.

Further benefits include gas central heating and an EPC rating of C, offering improved energy efficiency and lower running costs.

Externally, the property benefits from a fully enclosed rear yard with useful garden storage.

Viewing is highly recommended to fully appreciate what this attractive home has to offer. To arrange your internal viewing, please contact our Peterlee office today.

Council Tax Band: A

Tenure: Freehold

Price: £65,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street


Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(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 

Eden Street, Horden, Peterlee, Durham, SR8 4EF

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

