



## 2 bed terraced house to buy in

Coronation Avenue, Horden, Peterlee,  
Durham, SR8 4SF

**£75,000**

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Open-Plan Living & Kitchen
- ✓ Loft Room
- ✓ Ideal Investment Opportunity
- ✓ EPC Rating C

Off Street parking

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Coronation Avenue, Peterlee.

The property briefly comprises: entrance way, living room and kitchen are located on the ground floor. Two bedrooms, loft room and a family bathroom are located on the first floor.

Externally the property offers off street parking and a low maintenance garden to the front elevation and fully enclosed courtyard to the rear elevation.

This property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5183521

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## External Front

Off street parking and low maintenance garden to the front elevation.



## Entrance Way

Access via UPVC door, radiator and laminate flooring.



## Living Room

Double glazed window to the front elevation, storage cupboard, tv point, radiator and laminate flooring.



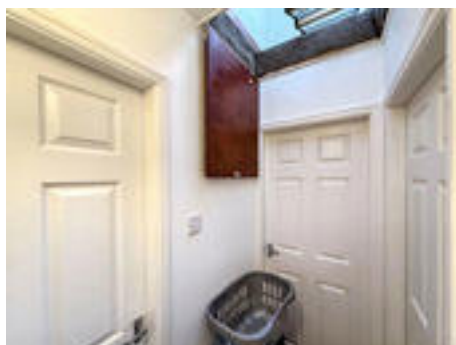
## Kitchen

Double glazed window to the rear elevation, range of wall and base units with contrasting work surfaces, sink and drainer unit, gas cooker, oven, plumbed for washer machine, radiator, laminate flooring and UPVC door leading to the rear elevation.



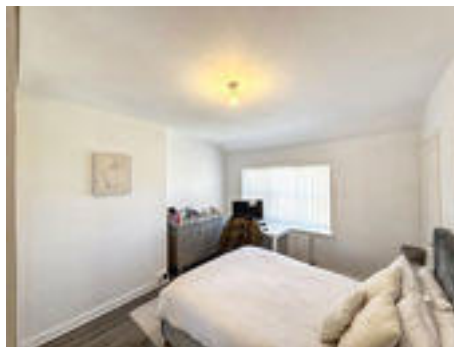
## Landing

Access to loft and carpet.



## Bedroom 1

Double glazed window to the front elevation, storage cupboard, built in wardrobes, radiator and laminate flooring.



## Bedroom 2

Double glazed window to the rear elevation, radiator and laminate flooring.



## Loft Room

Velux window to the rear elevation, radiator and carpet.



## Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel taps and over head shower, radiator, tiled walls and laminate flooring.

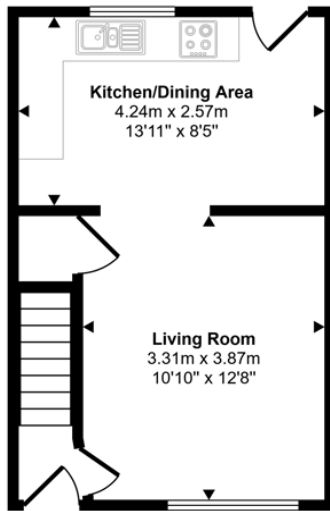


## External Rear

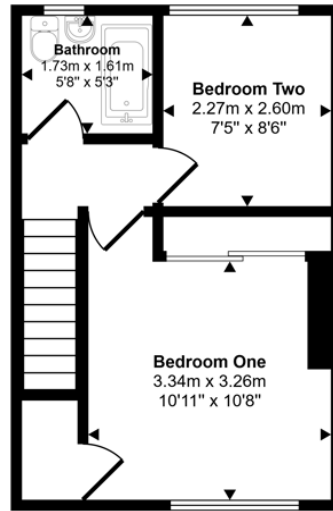
Fully enclosed, well presented and low maintenance courtyard to the rear elevation.



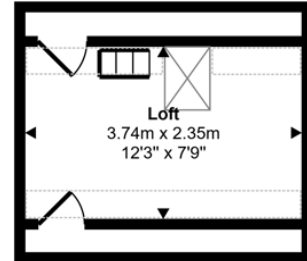
Approx Gross Internal Area  
68 sq m / 729 sq ft



Ground Floor  
Approx 28 sq m / 297 sq ft



First Floor  
Approx 28 sq m / 299 sq ft



Second Floor  
Approx 12 sq m / 132 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	75	
(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	

Coronation Avenue, Horden, Peterlee, Durham, SR8 4SF

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/>

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