



### 3 bed terraced house to buy in

Hamilton Street, Horden, Peterlee,  
Durham, SR8 4NJ

**£50,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Three Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Income £600pcm
- ✓ EPC Rating C

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this impressive three-bedroom terraced property situated on Hamilton Street, Peterlee.

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

Externally the property offers on street parking to the front elevation. Fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, 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: Starting Bid £50,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



## Entrance Way

Access via UPVC door and carpet.



## Living Room

Double glazed window to the front elevation, radiator and carpet.



## Dining Room

Double glazed window to the rear elevation, storage cupboard, radiator and carpet.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric hob, oven, plumbed for a washing machine and vinyl flooring.



## Bathroom

Double glazed window to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel tap with overhead shower, radiator and vinyl flooring.



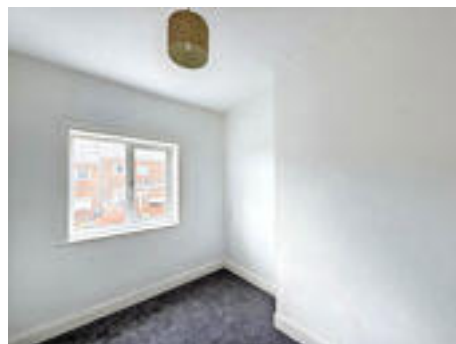
## Bedroom 1

Double glazed window to the front elevation, storage cupboard, radiator and carpet.



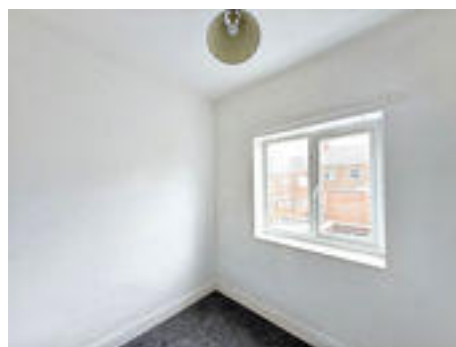
## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

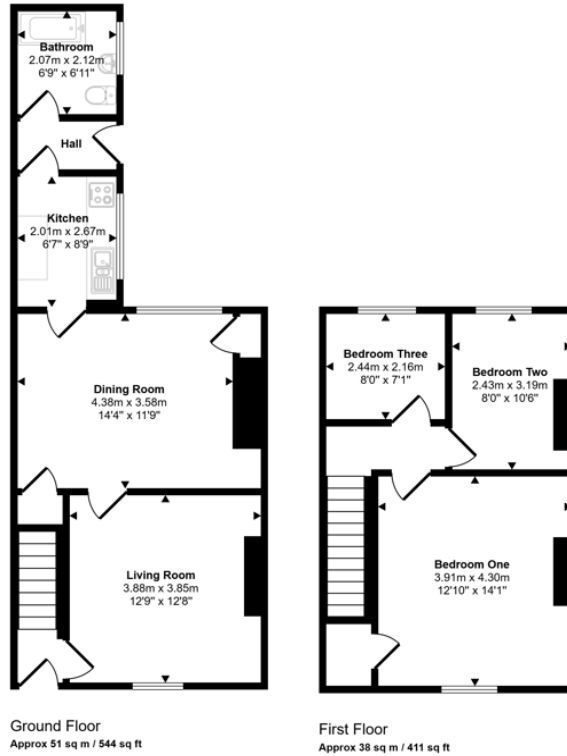
Double glazed window to the rear elevation, radiator and carpet.



## External Rear

Fully enclosed yard to the rear elevation.

Approx Gross Internal Area  
89 sq m / 954 sq ft



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>			87
(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	

Hamilton Street, Horden, Peterlee, Durham, SR8 4NJ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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