



### 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**

On Street parking

### Property features

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

## 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 Rear



## Bedroom Three

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

Double glazed window and radiator



## Bedroom Two

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

Double glazed window and radiator



## Bedroom One

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

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



## Landing

Access to all three bedrooms and loft.



## 1ST FLOOR:

## Bathroom

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



## Separate W/c

Low level w/c and double glazed window



## Rear Lobby

External door leading to the rear garden.

## 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.



## Dining Room

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

Front double glazed window, radiator and open plan to:



## Lounge

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

Front double glazed window, radiator, fireplace, television point

## External Front





**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:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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