



### 3 bed terraced house to buy in

Emerson Court, Horden, Peterlee,  
Durham, SR8 4DG

**£45,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Allocated parking

Garden

### Property features

- ✓ Three Bedroom Link Terraced
- ✓ Family home
- ✓ Ideal Refurbishment / Investment Opportunity
- ✓ Potential Resale Value Of £75,000-£85,000
- ✓ EPC Rating D

## Key Information

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

## Description

Situated within the popular village of Horden, Peterlee, this spacious three-bedroom link terraced home presents an excellent opportunity for investors, developers, or buyers seeking a refurbishment project with significant potential. Offering generous living accommodation throughout, the property is ideally suited to those looking to add value, with an anticipated resale value of approximately £75,000–£85,000 once modernised.

Requiring a degree of modernisation, the property provides fantastic potential for improvement and strong investment prospects. Estimated achievable rental income is approximately £675 PCM, offering an attractive yield for buy-to-let investors. Recent works carried out include new fascias all round, a new canopy above the front door, laminate flooring, and some repointing works.

The accommodation briefly comprises an entrance hallway with useful storage space, a convenient downstairs W/C, a spacious open-plan lounge and dining area ideal for family living, and a kitchen providing access to the rear garden. To the first floor are three well-proportioned bedrooms along with a family bathroom/W.C.

Externally, the home benefits from gardens to both the front and rear, offering excellent outdoor space with scope for further improvement and landscaping, plus ample in street parking.

Ideally positioned close to local schools, shops, amenities, and transport links, the property is also offered with no onward chain for a straightforward purchase process. Early viewing is highly recommended to appreciate the potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

USPs: Garden

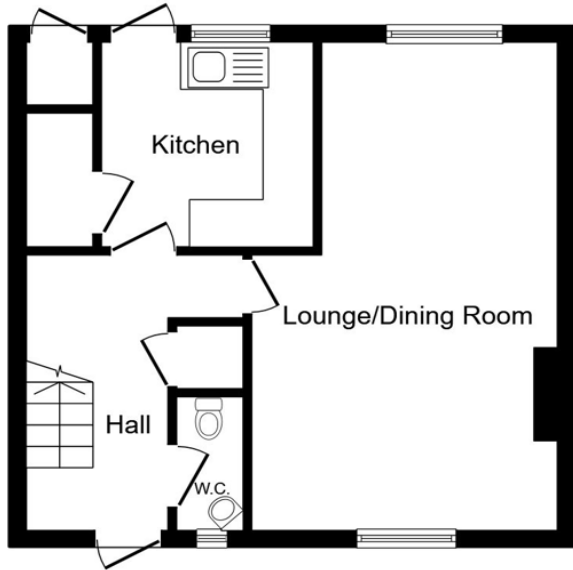
Parking: Allocated

Heating: Gas

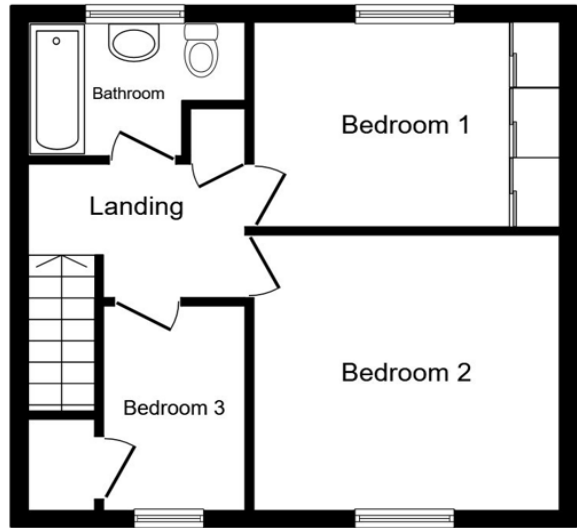
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(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	

Emerson Court, Horden, Peterlee, Durham, SR8 4DG

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