



## 2 bed end of terrace house to buy in SR8

Park Terrace, Horden, Peterlee, Durham, SR8 4JG

**£20,000** Starting Bid

 x 2
  x 1
  x 2

Tenure

Size

**Freehold**

**926 sq ft / 86 sq m**

## Property features

- ✓ No.12 Sold £72,500 - Nov 2024
- ✓ 18.86% pre-refurbishment yield
- ✓ Potential rental income: £550 per calendar month
- ✓ Scope for refurbishment to add
- ✓ EPC Rating G

On Street parking

Garden

## Key Information

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

## Description

Investment Opportunity: Sold via online auction, Two-Bedroom End-Terraced Home in Horden, Peterlee.  
Update required

It is estimated to achieve a potential rental income of approximately £550 per calendar month, representing a pre-refurbishment gross rental yield of 18.86%, making it a highly attractive buy-to-let opportunity.

No.12, Park Terrace - SOLD 2024 - £72,500

This two-bedroom end-terraced property in the heart of Horden presents an excellent investment opportunity with strong rental potential and is offered with no chain. The property enjoys a front aspect overlooking the park, offering a pleasant outlook and added appeal.

Inside, the accommodation comprises a bright reception room and a bathroom fitted with essential fixtures. Upstairs, there are two well-proportioned bedrooms, both benefiting from large windows that allow natural light to fill the space, plus a further large loft room conversion. While the property would benefit from refurbishment, it offers significant potential to enhance both value and rental returns.

Located in a popular residential area with convenient access to local amenities, schools, and transport links, the property is well positioned for the rental market.

This end-terraced home, with its park-facing outlook and no onward chain, is ideal for investors seeking a strong-performing asset or buyers looking to undertake a refurbishment project with significant upside. Early viewing is highly recommended to fully appreciate the investment potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £20,000

Property Type: End of terrace house

Build Size: 86 sq m

USPs: Garden, Requires work, Chain free

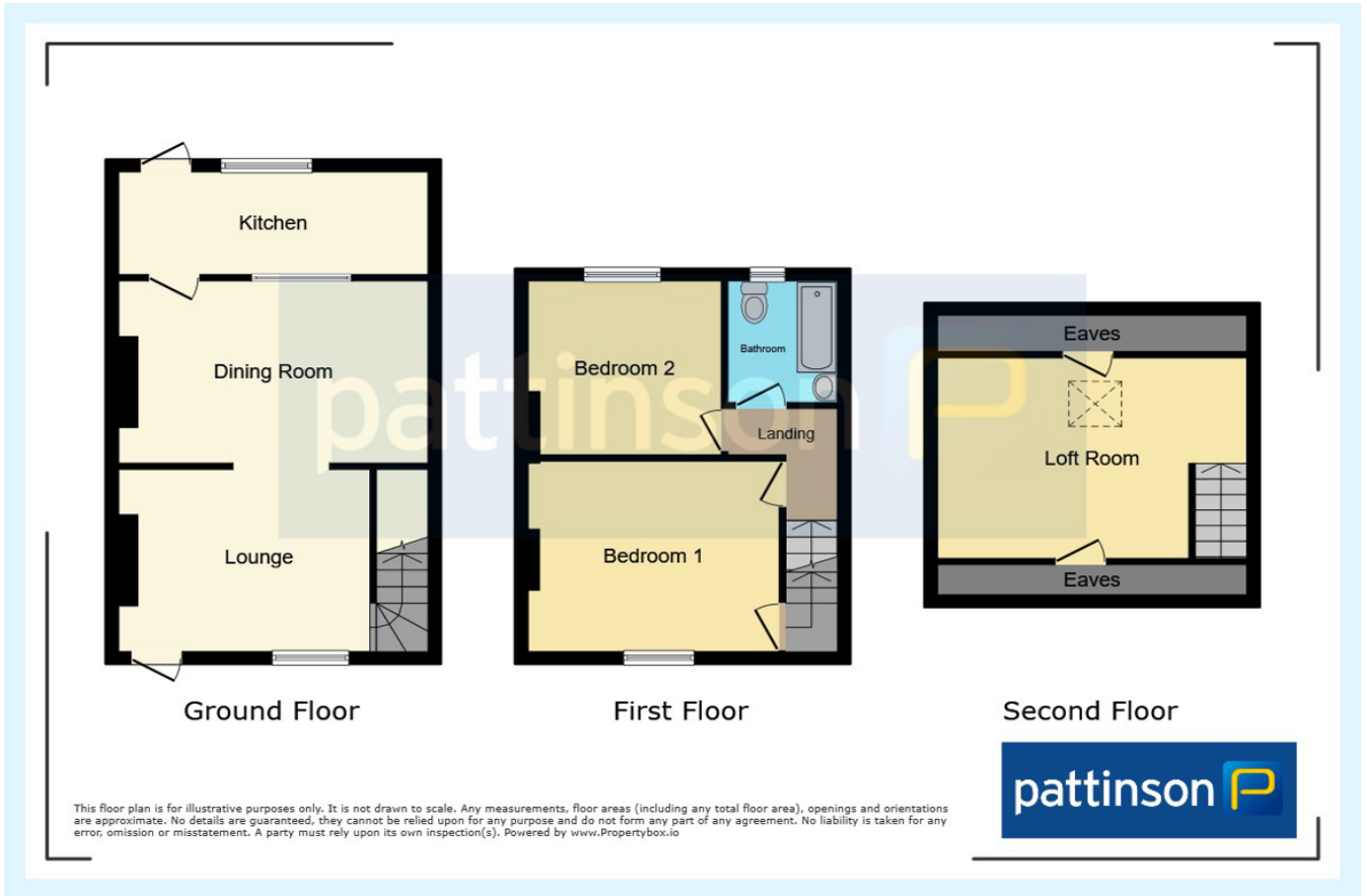
Parking: On Street

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	10	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Park Terrace, Horden, Peterlee, Durham, SR8 4JG

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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.

