



### 3 bed semi-detached house to buy in SR8

Welland Close, Peterlee, Peterlee,  
Durham, SR8 1HX

**£64,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ NO HASSLE INVESTMENT
- ✓ Turn-key investment achieving £527 PCM / £6,324 PA
- ✓ Impressive 8.4% annual rental
- ✓ Three-bedroom semi-detached
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
[peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk)

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA AUCTION — TENANTED SALE

An excellent investment opportunity to acquire this well-presented three-bedroom semi-detached home, currently tenanted and achieving £527 PCM (£6,324 per annum), offering an impressive 8.4% annual rental yield. This turn-key investment is managed by a letting agent, providing a hands-off and hassle-free opportunity for investors. The property also benefits from double glazing and gas central heating and offers comfortable, versatile accommodation throughout.

The ground floor comprises an inviting entrance hallway, a spacious family/dining room, a well-proportioned kitchen, and a third bedroom—ideal for use as a guest room, study, or playroom.

To the first floor, there are two generously sized double bedrooms and a family bathroom.

Externally, the property enjoys a side garden laid mainly to lawn, providing a pleasant outdoor space.

A superb ready-made investment. Early viewing is highly recommended, as opportunities of this nature attract significant interest.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: Semi-detached house

USPs: Garden, Chain free

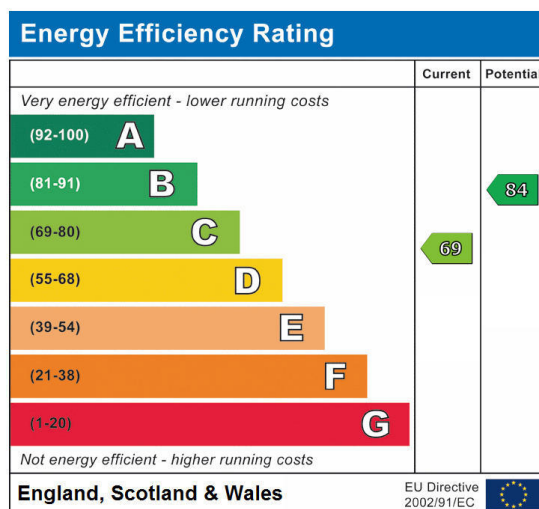
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Welland Close, Peterlee, Peterlee, Durham, SR8 1HX

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, [peterlee@pattinson.co.uk](mailto:peterlee@pattinson.co.uk),  
[www.pattinson.co.uk](http://www.pattinson.co.uk)**

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.

