



## 2 bed terraced house to buy in

Harrogate Terrace, Murton, Seaham,  
Durham, SR7 9PQ

**£49,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Garden

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Potential Rental Income £550pcm  
12% Yield
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this two-bedroom terraced property situated on Harrogate Terrace, Murton.

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

Externally the property offers a garden to the front elevation and a 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: Leasehold

Price: Starting Bid £49,000

Property Type: Terraced House

USPs: Garden

Heating: Gas

## External Front

Garden to the front elevation.



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## Entrance Way

Access via UPVC door, radiator and carpet.



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## Living Room

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



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## 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, storage cupboard, radiator, vinyl flooring and UPVC door leading to the yard.



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## Bedroom 1

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



## Bedroom 2

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



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## Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath with stainless steel mixer taps, radiator, cladded walls and vinyl flooring.



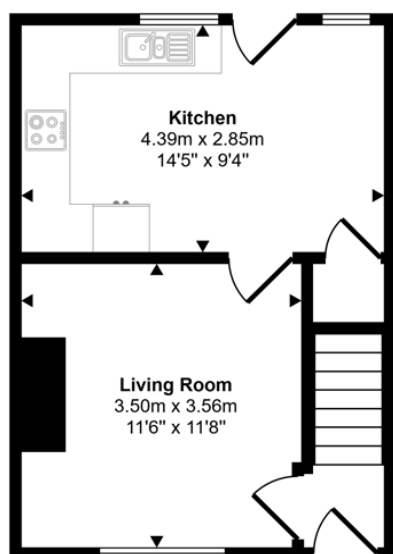
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## External Rear

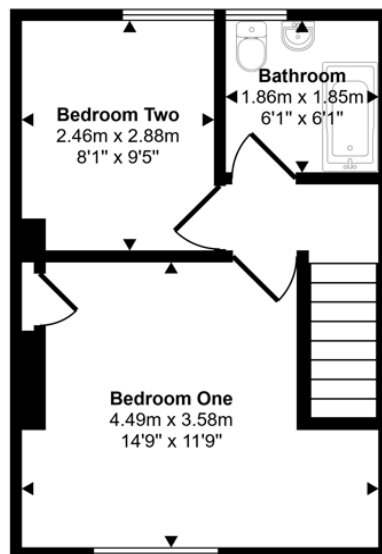
Enclosed yard to the rear elevation.



Approx Gross Internal Area  
58 sq m / 629 sq ft



Ground Floor  
Approx 29 sq m / 314 sq ft



First Floor  
Approx 29 sq m / 316 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               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Harrogate Terrace, Murton, Seaham, Durham, SR7 9PQ

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)**

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