

3 bed terraced house to buy in

Brandling Court, Shotton Colliery,
Durham, Durham, DH6 2QE

£64,000 Starting Bid

x 3 x 1 x 1

Tenure	Size
Leasehold	**926 sq ft / 86 sq m**

Allocated parking

Garden

Property features

- No onward chain
- Affordable, ready-to-move-into family home
- Three double bedrooms
- Downstairs WC
- EPC Rating B

Key Information

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

Arrange a viewing

Claire Nasir
Senior Manager
Peterlee

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- Flexible viewing slots
- Accompanied viewings

Description

TURN KEY READY THREE-BEDROOM FAMILY HOME WITH STUNNING OPEN COUNTRYSIDE VIEWS, SOUTH-FACING GARDEN & NO ONWARD CHAIN!

POTENTIAL RENTAL INCOME: £675 PCM | £8,100 PA | 12.1% ANNUAL RENTAL YIELD

Welcome to the market this well presented three-bedroom terraced property, situated in Shotton Colliery, Durham. Offered to the market with no onward chain, this property represents an excellent opportunity to purchase an affordable, ready-to-move-into family home, ideal for first-time buyers and growing families alike. It also presents an attractive investment opportunity, with an achievable rental income of approximately £675 per calendar month, equating to £8,100 per annum and a potential annual rental yield of 12.1%.

The property has been kept and presented immaculately throughout, offering spacious and well-maintained accommodation. Further benefits include solar panels, gas central heating, allocated parking to the front with an electric parking bollard and a private, south-facing rear garden enjoying uninterrupted countryside views.

Upon entering the property, you are welcomed by an entrance hallway leading to a convenient downstairs WC, a well-appointed kitchen and a spacious lounge/diner with direct access to the rear garden, creating an ideal space for both everyday family living and entertaining.

To the first floor, the landing provides access to three generous double bedrooms and a three-piece family bathroom.

Externally, the property boasts a private, low-maintenance south-facing rear garden, providing the perfect space to relax, entertain and enjoy the sunshine, whilst taking in the beautiful, uninterrupted countryside views to the rear. To the front, there is an allocated parking space complete with an electric parking bollard.

The property is leasehold, with approximately 111 years remaining on the lease. It falls within Council Tax Band A and benefits from an impressive EPC rating of 90.

An outstanding opportunity to acquire an affordable, immaculately maintained and ready-to-move-into family home, offering three double bedrooms, excellent parking facilities and a superb south-facing garden with open countryside views. Equally, investors will be attracted by the potential rental return and advertised yield. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 111

Shared Ownership Percentage: 100

Price: Starting Bid £64,000

Property Type: Terraced House

Build Size: 86 sq m

USPs: Garden, Chain free

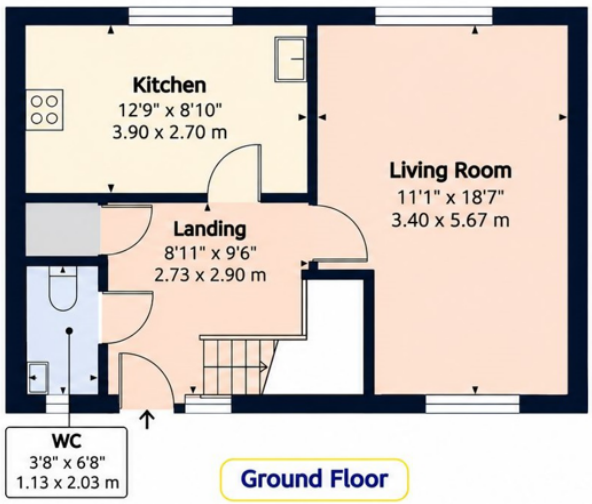
Parking: Allocated, Off Street

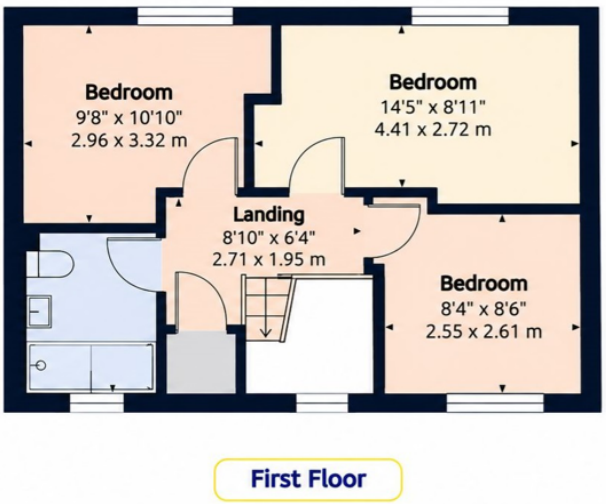
Heating: Gas

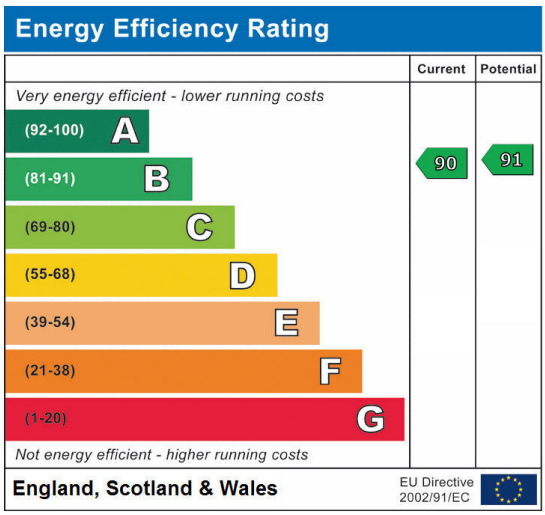
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic







Brandling Court, Shotton Colliery, Durham, Durham, DH6 2QE

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

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