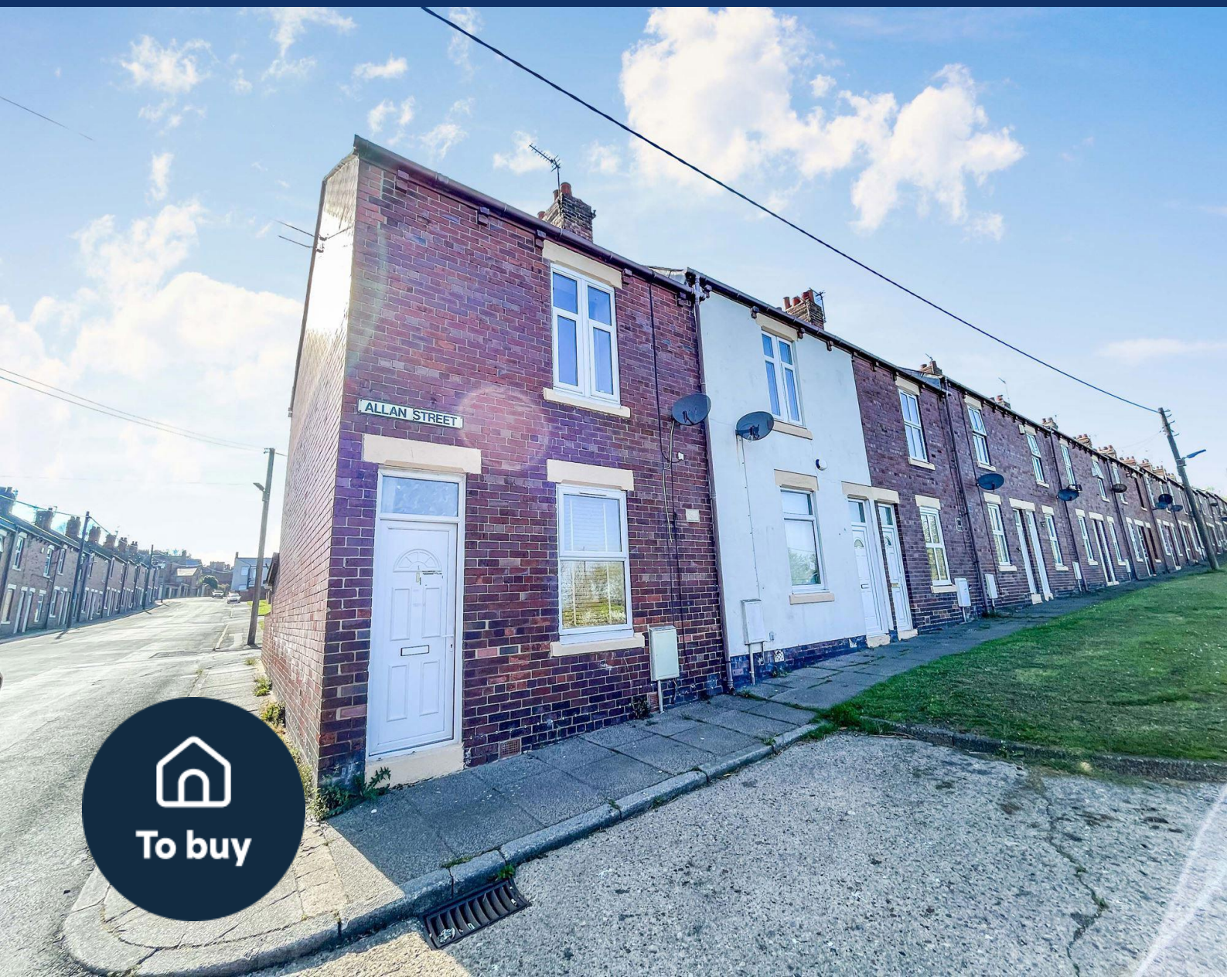


2 bed terraced house to buy in

Allan Street, Peterlee, Durham, SR8 3QH

£65,000

x 2 x 1 x 1

Tenure	Size
Freehold	**743 sq ft / 69 sq m**

On Street parking

Garden

Property features

- Achievable Rental Income of Approximately £590 PCM
- Ideal First-Time Buyer or Investment Opportunity
- Well Presented Two Bedroom Terraced Home
- Spacious Lounge
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- 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

- Flexible viewing slots
- Accompanied viewings

Description

SOLD TENANTED - Well-Presented Two Bedroom Terraced Home | Investment Opportunity | Rental Income of £590 PCM | 9.7% Annual Rental Yield | Stone's Throw from the Durham Heritage Coast

Pattinson Estate Agents are delighted to welcome to the sales market this well-presented two-bedroom terraced home, ideally situated within a popular residential area of Peterlee. Offering spacious accommodation throughout, this property is perfectly suited buy-to-let investors. With a rental income of £590 PCM, delivering an impressive 9.7% annual rental yield, this home represents an excellent investment opportunity.

The accommodation briefly comprises a welcoming entrance hallway leading into a generous lounge, providing the perfect space to relax or entertain. To the rear, the well-appointed kitchen offers ample worktop and cupboard space, with plenty of room for everyday dining and access to the rear garden.

To the first floor are two generously proportioned double bedrooms, both filled with natural light and offering comfortable, versatile living space. Completing the accommodation is a modern family bathroom, fitted with contemporary fixtures and finished in neutral tones.

Externally, the property benefits from low-maintenance front and rear gardens, providing an ideal outdoor space for relaxing or entertaining while remaining easy to maintain.

Ideally positioned close to a wide range of local amenities, schools, supermarkets and transport links, the property also enjoys excellent access to the A19, making it ideal for commuters travelling throughout the North East. Adding to its appeal, the home is just a stone's throw from the stunning Durham Heritage Coast, where beautiful beaches, scenic coastal walks and picturesque countryside can be enjoyed all year round.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this attractive home offers excellent value in a sought-after location. Offering an achievable rental income of approximately £590 PCM and an estimated 9.7% annual rental yield, this property is an outstanding buy-to-let opportunity.

Early viewing is highly recommended to fully appreciate the space, location and investment potential this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £65,000

Property Type: Terraced House

Build Size: 69 sq m

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

External Front



Entrance Hall

Lounge

3.47m x 3.94m (11'4" x 12'11")



Breakfasting Kitchen

4.15m x 3.93m (13'7" x 12'10")



Utility

First Floor:

Landing



Bedroom One

4.33m x 4.39m (14'2" x 14'4")



Bedroom Two

2.78m x 1.44m (9'1" x 4'8")



Family Bathroom

2.89m x 2.96m (9'5" x 9'8")



External Rear



Front Aspect View

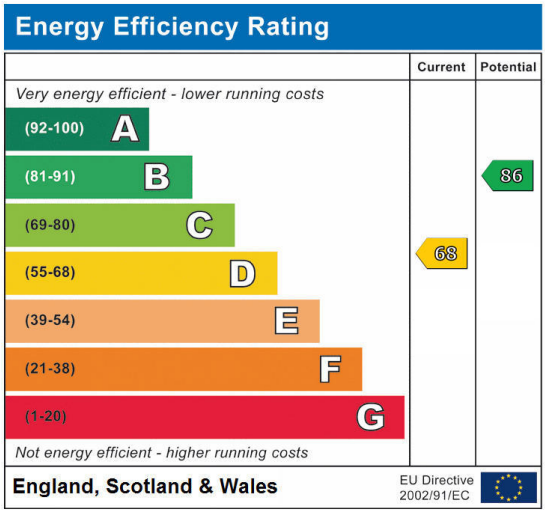




Ground Floor **First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Allan Street, Peterlee, Durham, SR8 3QH

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, www.pattinson.co.uk

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