

3 bed terraced house to buy in

Noble Street, Easington, Peterlee, Durham, SR8 3LX

£54,999 Starting Bid

x 3 x 1 x 1

Tenure	Size
Freehold	**872 sq ft / 81 sq m**

On Street parking

Garden

Property features

- Achievable rental income of £550 PCM (£6,600 PA)
- 11% Rental Yield
- NO ONWARD CHAIN
- Three-bedroom terraced
- 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

Three Bedroom Terraced Home | For Sale | NO ONWARD CHAIN | Potential 11% Rental Yield | Recently Improved | Enclosed Gardens

Pattinson Estate Agents are delighted to welcome to the sales market this spacious three-bedroom terraced home, offered for sale with NO ONWARD CHAIN and ideally situated within a popular residential area of Peterlee.

Offering well-proportioned accommodation throughout, this property would make an ideal purchase for first-time buyers, families or investors looking to add to their rental portfolio.

The property has benefited from a number of recent improvements, including damp-proofing works, a complete replacement of the electrical system, newly fitted carpets, fresh redecoration throughout and replacement bathroom flooring, making this an appealing opportunity for buyers looking for a property with improvements already carried out.

Upon entering the property, you are greeted by an entrance hallway leading into a bright and spacious lounge, providing a welcoming space for relaxing and entertaining. To the rear is a generously sized fitted kitchen/dining room, featuring a range of wall and base units, ample storage and plenty of room for family dining. The ground floor accommodation is further complemented by a family bathroom fitted with a white three-piece suite and shower over the bath.

To the first floor are three well-proportioned bedrooms, all benefiting from natural light and offering comfortable living accommodation.

Externally, the property benefits from enclosed gardens to both the front and rear, providing pleasant outdoor space ideal for relaxing, entertaining or enjoying time with family.

The property is conveniently located close to a range of local amenities, including schools, shops, supermarkets and leisure facilities. Excellent public transport links are also available, along with easy access to the A19, providing convenient commuting routes to Sunderland, Durham and Hartlepool.

INVESTMENT OPPORTUNITY

The property also presents an attractive buy-to-let investment opportunity, with an achievable rental income in the region of £550 per calendar month (£6,600 per annum).

Based on the anticipated rental income and indicative purchase price, this represents an attractive 11.0% potential gross annual rental yield, making the property an appealing addition to any investment portfolio.

Offered for sale with NO ONWARD CHAIN, this property represents an excellent opportunity for first-time buyers, families and investors alike.

Early viewing is highly recommended to fully appreciate the accommodation, recent improvements, location and investment potential on offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £54,999

Property Type: Terraced House

Build Size: 81 sq m

USPs: Garden, Chain free

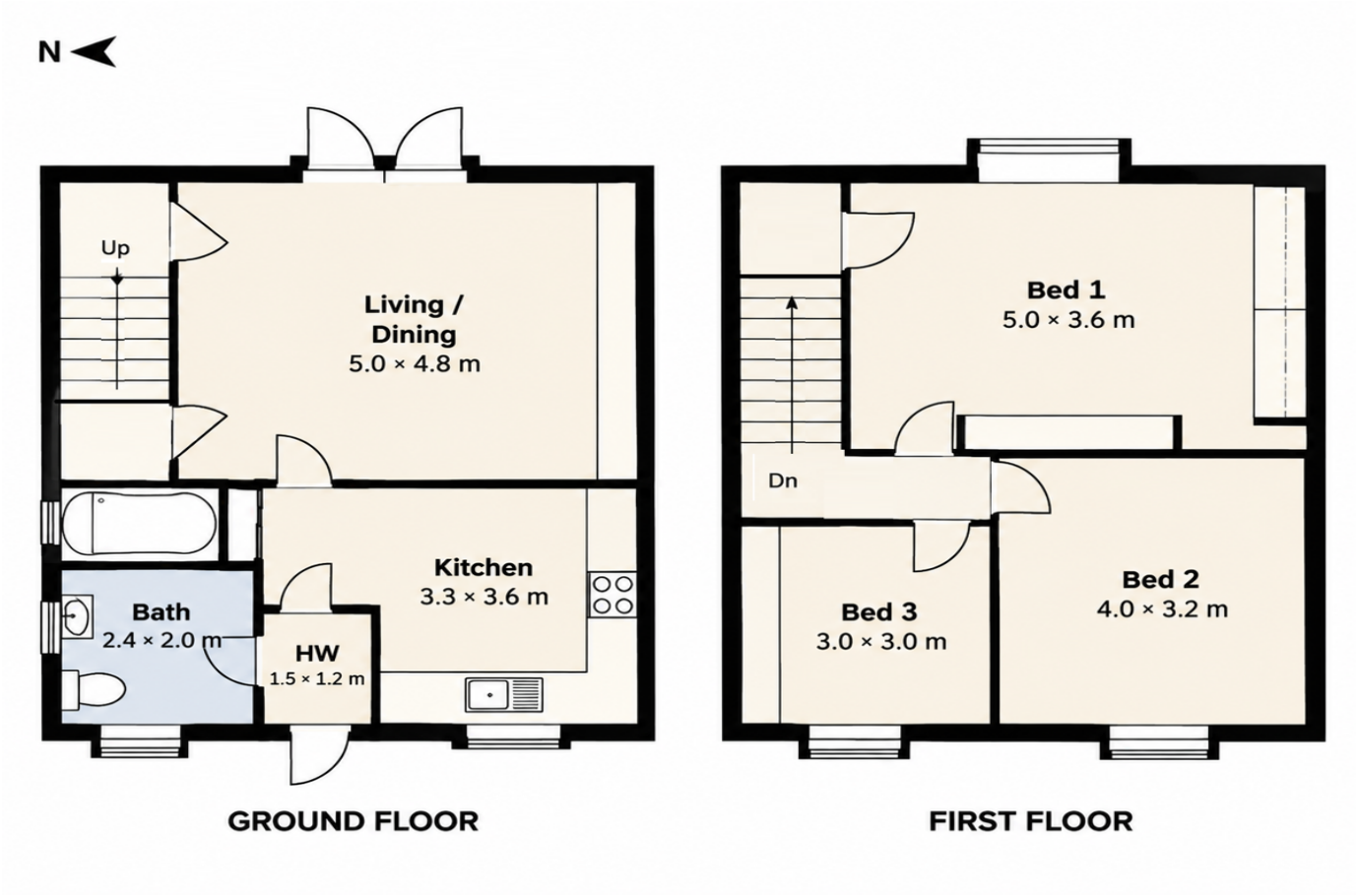
Parking: On Street

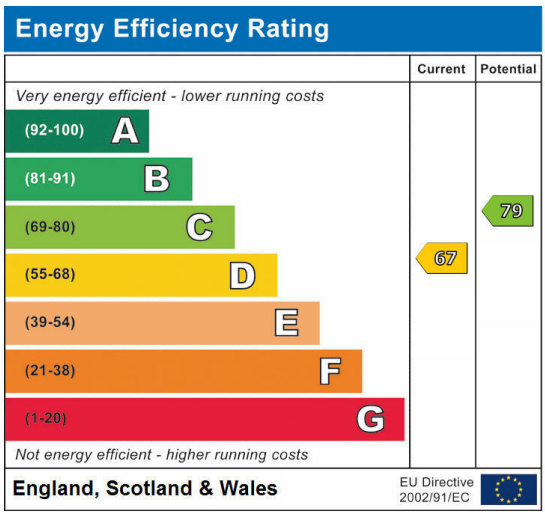
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic





Noble Street, Easington, Peterlee, Durham, SR8 3LX

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.