



## 2 bed terraced house to buy in

Whickham Street, Easington, Peterlee,  
Durham, SR8 3DJ

**£40,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ 2 Bed, 2 Reception House
- ✓ Turn-Key Investment
- ✓ Sold with Sitting Tenant
- ✓ Long-Term Tenant in Place
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

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

## Description

Sold via online auction....Sold with sitting tenant, generating an income of £450 PCM, equating to an impressive annual rental yield of approximately 10.8%

Situated in the heart of Easington, Peterlee, this delightful two-bedroom terraced house presents a fantastic turn-key investment opportunity, offered for sale with a long-term sitting tenant already in place.

The property has been exceptionally well maintained throughout and benefits from a reliable tenant with no rental arrears or missed payments, making it an ideal ready-made addition to any investor's portfolio. Professionally managed by Pattinson Estate Agents, the property offers a hassle-free investment opportunity and is available with no onward chain.

Internally, the accommodation briefly comprises a welcoming lounge, a second reception room with feature log burner, a modern fitted kitchen, two generously sized double bedrooms, and a spacious four-piece family bathroom. The property also benefits from gas central heating, double glazing, and neutral décor throughout.

Externally, there is an enclosed rear yard providing off-street parking. Ideally positioned close to local shops, schools, parks, and transport links, the property remains popular with tenants seeking convenient and comfortable accommodation.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

USPs: Garden, Chain free

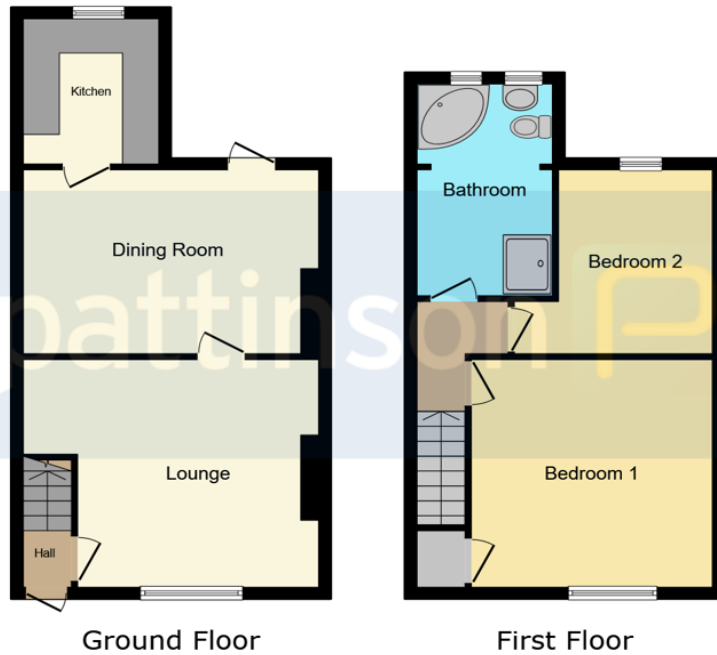
Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Whickham Street, Easington, Peterlee, Durham, SR8 3DJ

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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