



### 3 bed semi-detached house to buy in SR8

Welland Close, Peterlee, Peterlee, Durham, SR8 1HX

**£64,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ NO HASSLE INVESTMENT
- ✓ Turn-key investment achieving £527 PCM / £6,324 PA
- ✓ Impressive 8.4% annual rental
- ✓ Three-bedroom semi-detached
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

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

## Description

TO BE SOLD VIA AUCTION — TENANTED SALE

An excellent investment opportunity to acquire this well-presented three-bedroom semi-detached home, currently tenanted and achieving £527 PCM (£6,324 per annum), offering an impressive 8.4% annual rental yield. This turn-key investment is managed by a letting agent, providing a hands-off and hassle-free opportunity for investors. The property also benefits from double glazing and gas central heating and offers comfortable, versatile accommodation throughout.

The ground floor comprises an inviting entrance hallway, a spacious family/dining room, a well-proportioned kitchen, and a third bedroom—ideal for use as a guest room, study, or playroom.

To the first floor, there are two generously sized double bedrooms and a family bathroom.

Externally, the property enjoys a side garden laid mainly to lawn, providing a pleasant outdoor space.

A superb ready-made investment. Early viewing is highly recommended, as opportunities of this nature attract significant interest.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £64,000

Property Type: Semi-detached house

USPs: Garden, Chain free

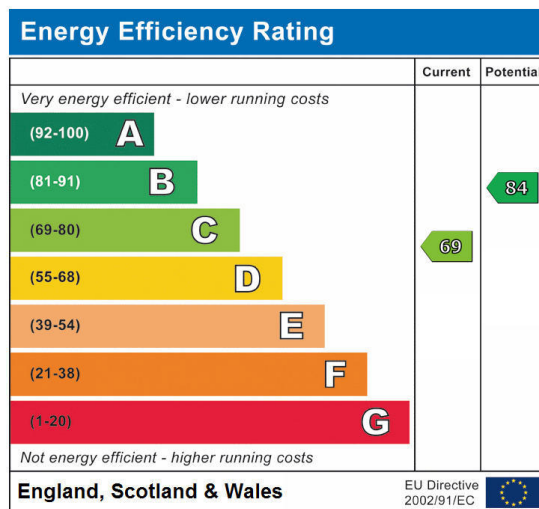
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



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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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