



3 Bedrooms

Three Bedroom, Terrace home, for sale via Modern Method Auction.

To be sold with a long-term Tenant in Situ, the rental is £475 PCM.
Rental yield annually of 8.14%.

The property offers, three spacious bedrooms, Kitchen, Reception room, family bathroom, and garden to the rear.

On Street parking available.

Stanley Street
Seaham, County Durham, SR7

Asking Price:

£70,000

EPC Rating: C



Kitchen:

3.91 x 2.59

Electric Oven, Electric Hob, Sink with Mixer Tap, UPVC Window x 2, UPVC Door, Radiator.

Reception Room:

3.91 x 2.59

Radiator, UPVC Window.

Bedroom 1:

3.66 x 3.24

Radiator, UPVC Window.

Bedroom 2:

3.50 x 3.31

Radiator, UPVC Window.

Bedroom 3:

2.64 x 1.38

Radiator, UPVC Window.

Bathroom:

2.26 x 2.66

Radiator, UPVC Window, Bath, Toilet, Washbasin.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:



For additional information and full photo gallery please visit www.holbrookandco.co.uk



SERVICES We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER - TBC

PARKING ARRANGEMENTS - On-Street

BROADBAND SPEED The maximum speed for broadband in this area is shown by inputting the postcode at the following link here >

ELECTRIC CAR CHARGER - No

Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicant's ability to obtain this finance.

If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation.

This service is available even if you are not buying via ourselves. Written quotations available on request.

There is no charge for this service.

Please note that all sizes have been measured with an electronic measuring tape and are approximations only.

Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves.

We present these details of the property in good faith, and they were accurate at the time at which we inspected the property.

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.

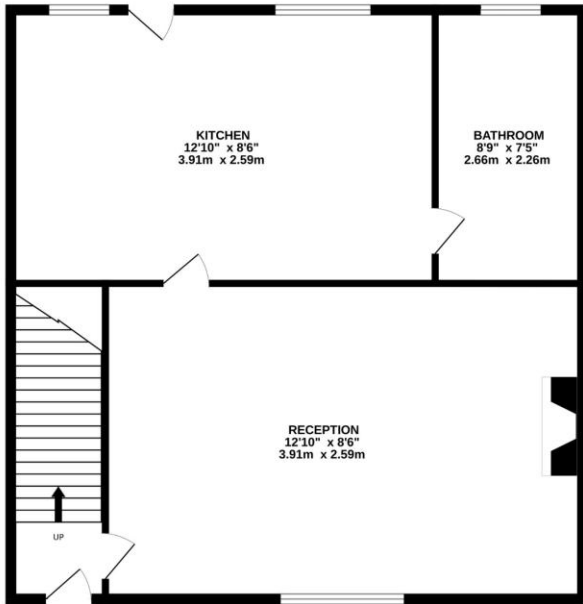
Intending purchasers should not rely on them as statements of presentation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

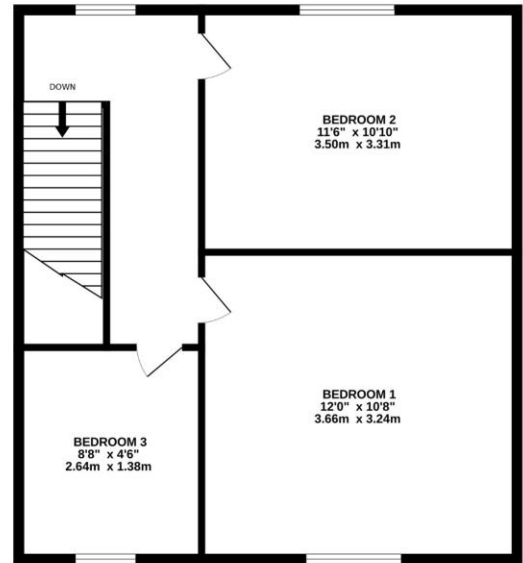
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract