



15 Edith Terrace, West Auckland, County Durham, DL14 9JT

Guide Price: £40,000

A fantastic opportunity to acquire this well-presented two-bedroom terraced property, offered with a tenant in situ, making it an ideal purchase for buy-to-let investors seeking an immediate rental income. The property offers well-proportioned accommodation throughout, including a comfortable living area, a fitted kitchen, two good sized bedrooms, and a family bathroom. With an established tenancy already in place, this property provides a ready made investment from day one.

- For Sale by Modern Auction

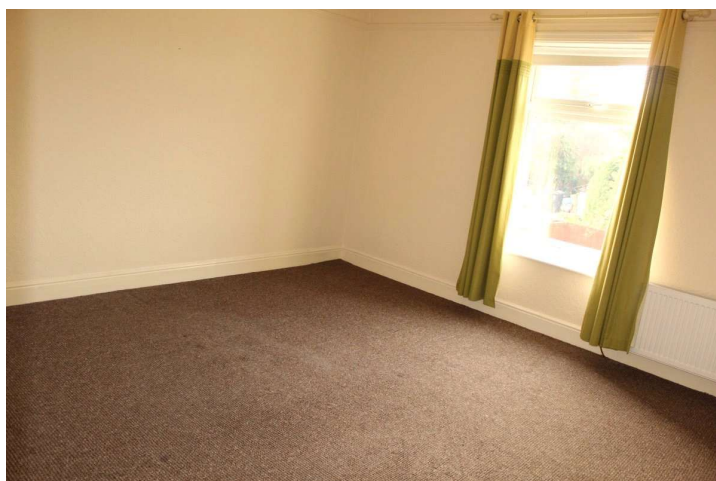


To arrange a viewing please call the Hartlepool office on **01429 856565**

Accommodation Summary:

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Description:





Rooms:

Disclaimer This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Directions:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority:
Tenure: To be advised