



3 Bedrooms

This spacious semi-detached house offers an excellent opportunity for Investors. Boasting three well-proportioned bedrooms, this property provides ample space. The interior benefits from a bright and welcoming living area, complemented by a functional kitchen with sufficient storage and workspace. Outside, the property features a private garden and situated close to local amenities, schools, and transport links, this home combines convenience with comfort. With its attractive price point and practical layout, this semi-detached house represents a fantastic opportunity for investors. To be sold with a FANTASTIC tenant in situ with a rental yield of 13.5%.

**51 Hill Crescent,
Murton, County
Durham SR7 0EW**

Asking Price:

£55,000

EPC Rating: C



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).

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 4.5% 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.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



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



Kitchen 14'2" x 8'2" (4.32m x 2.5m). Stainless Steel Sink with Chrome Mixer Tap, UPVC Window, Boiler, Oven, Electric Hob, Extractor Fan.

Reception Room 11'11" x 14' (3.63m x 4.27m). UPVC Window, Radiator.

Bedroom 1 11'9" x 8'11" (3.58m x 2.72m). UPVC Window, Radiator.

Bedroom 2 7'11" x 9' (2.41m x 2.74m). UPVC Window, Radiator.

Bedroom 3 8'6" x 2.32 (2.6m x 2.32). UPVC Window, Radiator.

Bathroom 5'10" x 5'10" (1.78m x 1.78m). UPVC Window, Radiator, Toilet, Bath with Wall Mounted Shower, Glass Shower Screen, Washbasin.

Exterior Large Garden to the Rear, On Street Parking to the Front.

Material Information The following information should be read and considered by any potential buyers prior to making a transactional decision: 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 imputing the postcode at the following link here >

ELECTRIC CAR CHARGER - No

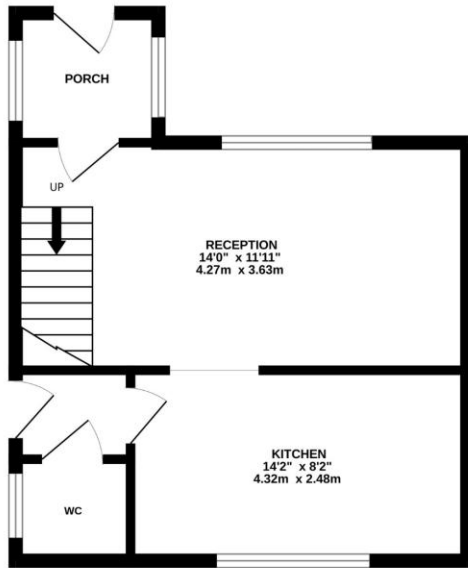


Council Tax Band - A

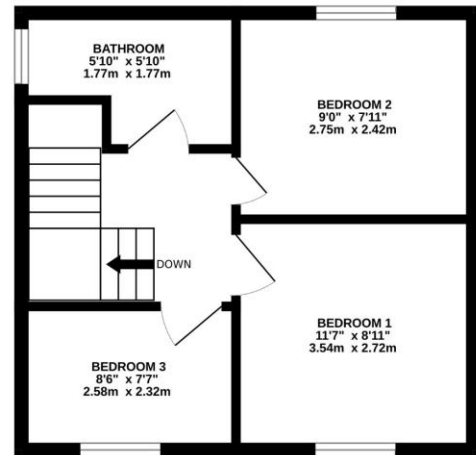
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 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		84 B
69-80	C	69 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