

Hegartys

SALES & LETTINGS



3 Bedrooms

FOR SALE VIA MODERN METHOD OF AUCTION

INVESTMENT PROPERTY - TENANTED

RENTAL VALUE: £495pcm

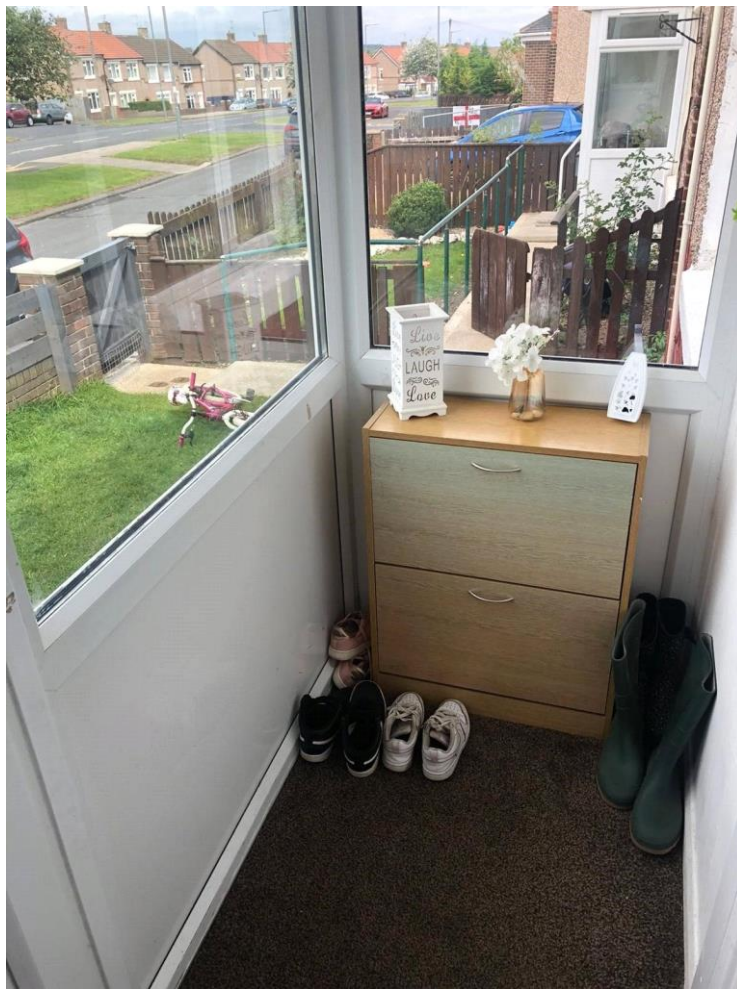
GROSS YIELD: 9.1%

Parkside Crescent
Seaham, County Durham, SR7

Asking Price:

£80,000

EPC Rating: C



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GROSS YIELD: 9.1%

Castledene are delighted to offer to the investments market this 2 bed end terrace situated in this popular area of Sunderland. The property boasts full gas central heating, full UPVC double glazing, and benefits from a recent refurbishment.

Briefly comprising;

Entrance vestibule, Lounge, large kitchen/diner, 2 bedrooms & family bathroom.

- Investment Property - Tenanted
- Rental Value: £495 pcm
- Gross Yield: 9.9%
- 2 Beds
- 1 Reception
- 1 Bathroom
- Gas Central Heating
- Energy Rating : D

To ensure a fast and secure sale. You can secure the sale with a reservation fee of £2,400



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



inclusive of vat giving the buyer exclusive rights to purchase within a given timeframe. Paying the reservation deposit ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you, eliminating gazumping.

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AUCTION 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).

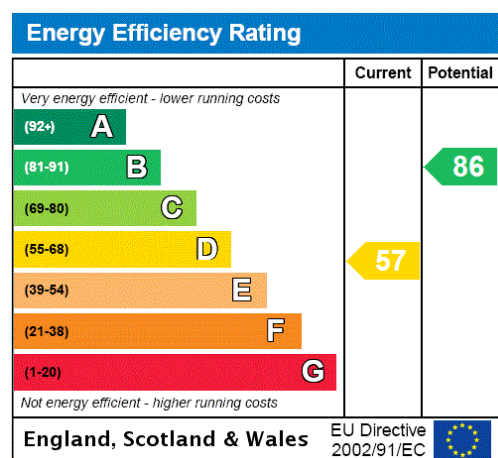
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 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 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 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





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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