



2a Duke Street, Seaham, SR7 0DQ

Guide price £42,500

Moovd Online Property Auctions are delighted to offer to the market via Option A – Unconditional Online Auction, with a BUY IT NOW PRICE of £42,500 + Fees (£4,404 Inc VAT) this well presented, two-bedroom ground floor flat, in the centre of Seaham, which will undoubtedly prove popular amongst a range of potential buyers.

LET at £500 PCM, yielding 14.11% against the advertised guide price.

The layout briefly comprises front door into entrance hall, airy master bedroom with elevated Bay window with street views, large central lounge, single 2nd bedroom, neutral fitted kitchen leading to a white family bathroom WC and conservatory area leading into the rear yard. The property includes UPVC double glazing and gas central heating.

The accommodation lies only a short distance from Seaham Harbour, sea front and Byron Place Shopping Centre. Neighbouring Dalton Park includes a wide range of shops, restaurants, cinema and a large Morrisons store. The neighbouring A19 provides direct access further afield and excellent local bus routes allow for travel around the area.

This smart and realistically priced flat is an excellent buy and could be a superb home for a couple, first time buyer or fantastic BTL investment. Viewings strictly by appointment only.

Hall

Master Bedroom 15'10" x 12'2" (4.83m x 3.72m)

Lounge 14'8" x 12'0" (4.48m x 3.68m)

Bedroom Two 14'7" x 6'8" (4.46m x 2.04m)

Kitchen 11'3" x 6'10" (3.44m x 2.09m)

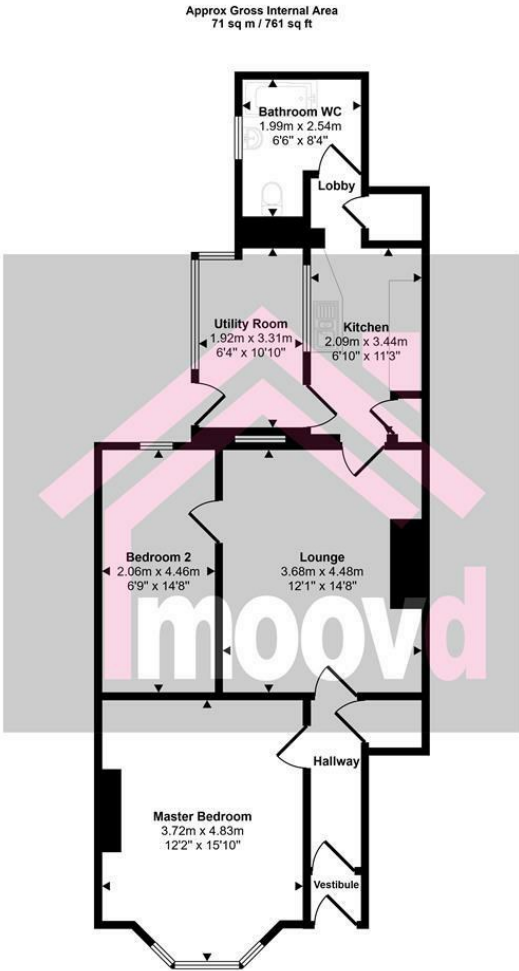
Bathroom

Utility Room 10'10" x 6'3" (3.31m x 1.92m)

External



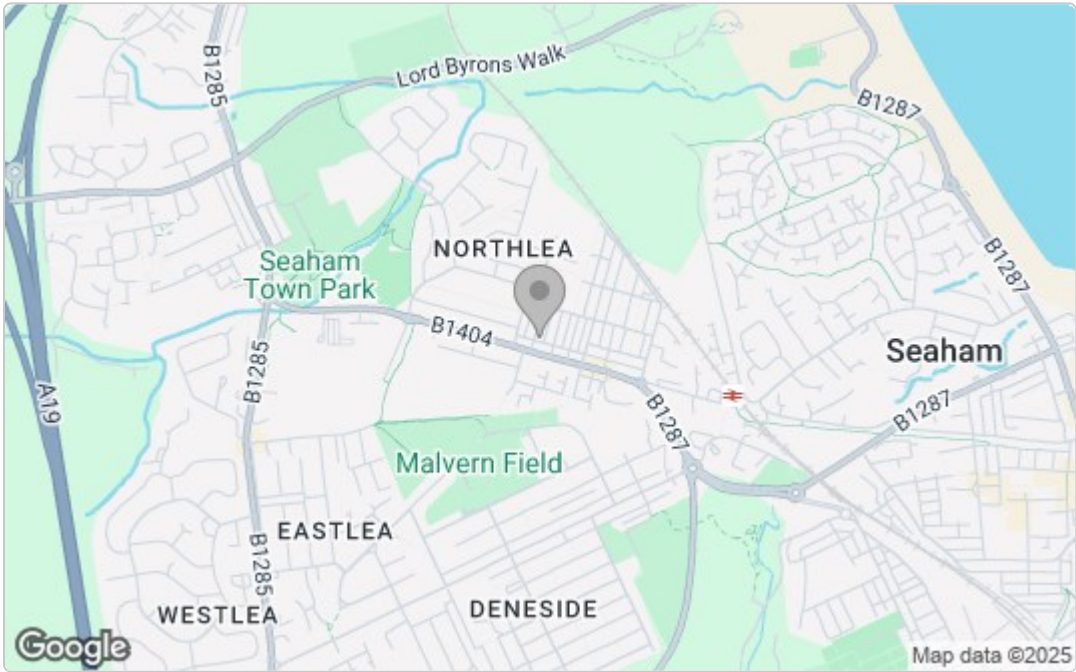
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

