



3 Strangford Road

, Seaham, SR7 8QE

Offers in excess of £80,000

AN IDEAL FIRST TIME BUYER PROPERTY OR FOR A COUPLE WANTING TO LIVE IN A WELL EQUIPPED AND PRESENTED MODERN BUILD PROPERTY / CURRENTLY LET OUT ON A NEWLY ISSUED 6 MONTH 'AST' TENANCY TO A WORKING TENANT (YOUNG FAMILY) CURRENTLY PAYING £600 PCM (THUS A CURRENT YIELD OF CLOSE TO 9% AT ASKING) / THE PROPERTY CAN BE PURCHASED VACANT HOWEVER IF ANY INCOMING BUYER REQUIRES VACANT POSSESSION AS LONG AS SAID PURCHASER IS WILLING TO WAIT UNTIL THE END OF THE TENANCY/ THE PROPERTY OFFERS AN ENTRANCE HALL, A SPACIOUS LOUNGE, DOWNSTAIRS CLOAKROOM / W.C, KITCHEN AND THEN A TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR / ALLOCATED PARKING TO THE FRONT AND GARDEN TO THE REAR.

- GROSS YIELDS OF 8-9%
- 2 PARKING SPACES
- LAWNED GARDEN TO THE REAR
- FAMILY BATHROOM AND ADDITIONAL DOWNSTAIRS CLOAKROOM / W.C.
- ** CAN BE SOLD VACANT OR TENANTED **

Viewing

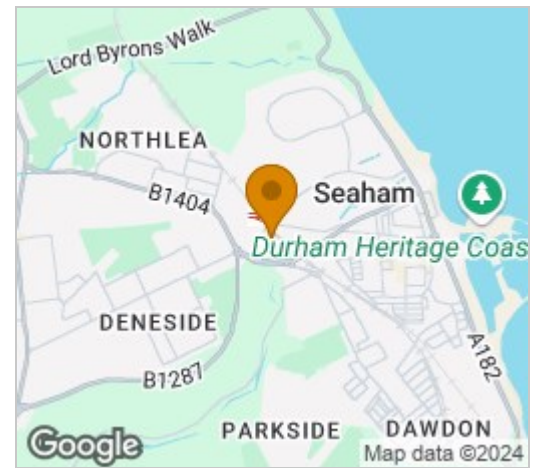
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



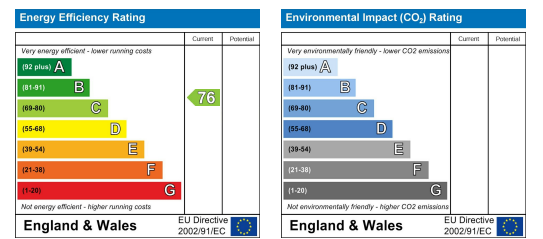
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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