



## 3 Witton Court

Witton Court, Sacriston, DH7 6NZ

**Offers in excess of £70,000**

**\*\* BEING SOLD WITH A TENANT IN SITU, THIS MODERN MEWS STYLE PROPERTY IS GENERATING A RENTAL INCOME OF £600PCM THUS A GROSS YIELD OF 10% AT ASKING PRICE \*\***

A modern three bedroom inner terraced property with accommodation spread over three storeys, this is a ready made investment with generous returns for any investor. The Accommodation in brief comprises of a split level Lounge, Kitchen, an entrance hall, to first floor Bedrooms and a family Bathroom and a further Master Bedroom to the uppermost floor, which has sloping ceilings and velux style windows. There is a small courtyard garden to the rear whilst there is the availability of off street parking to the front. A brilliant purchase for anyone wishing to enjoy an investment without the need for much initial outlay for maintenance.

- Council Tax Band A
- The property is conveniently located less than 10 minutes from Durham City Centre, 7 mins from University Hospital, 9 mins from Durham train station
- EPC C Rating
- **\*\* PLEASE NOTE THERE IS A BUYERS PREMIUM OF £2,000 + VAT ON THIS PROPERTY - This is payable on completion of sale / purchase \*\***

### 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.





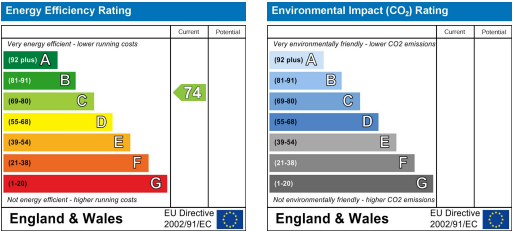
Floor Plan



Area Map



Energy Efficiency Graph



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