



18 Ashton Street

, Peterlee, SR8 3QQ

Offers in excess of £35,000

** A BUDDING PROJECT ANYONE WISHING TO TRANSFORM THIS TWO BEDROOM TERRACED PROPERTY INTO A HIGH YIELDING BUY-TO-LET WITH AN EXPECTED MONTHLY RENTAL INCOME OF £450 - £550 PER CALENDAR MONTH DEPENDING ON THE SPECIFICATION. THE PROPERTY IS IN NEED OF REFURBISHMENT AND ISSUES REMEDYING HOWEVER OFFERS GREAT SCOPE FOR A HANDS ON INVESTOR TO ADD AND CREATE VALUE. **

A traditional two bedroom terraced property set within Easington, close to the coastline. The property is close to shops and amenities as well as larger locations including Seaham and Peterlee itself. There is always a ready demand of tenants in this locality reducing the threat of void periods. The property albeit in need of works the property will allow someone to refurbish with 5 out of the last 6 most recent sales (nethouseprices currently 9th May 2024 to 27th February 2025 - as of 2/10/25) achieving in excess of £50,000 on the same street.

- VACANT POSSESSION
- WILL BE SOLD AS SEEN
- GAS CENTRAL HEATING
- CURRENTLY IN DATE EPC RATING (PRE DAMAGE) - 'D' - 63/86 - DUE TO EXPIRE - 26TH MARCH 2027
- ** A BUYERS PREMIUM OF £2,000 + VAT IS PAYABLE ON THE SUCCEFUL EXCHANGE AND COMPLETION OF THIS PROPERTY - PLEASE CONSULT THE OFFICE FOR MORE INFORMATION **

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.



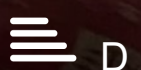
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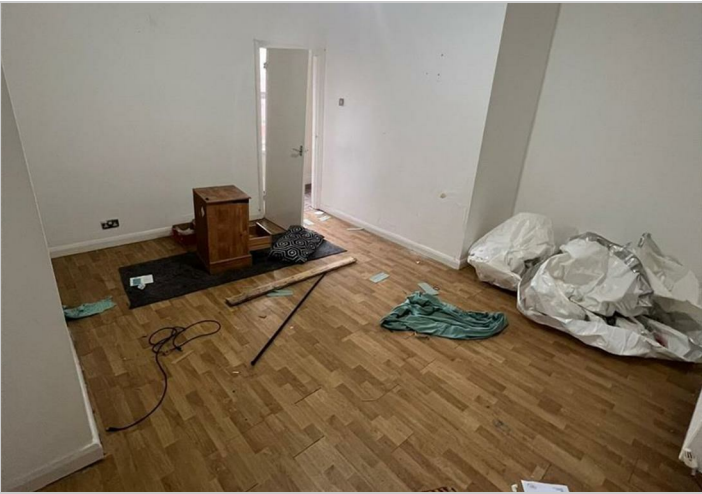
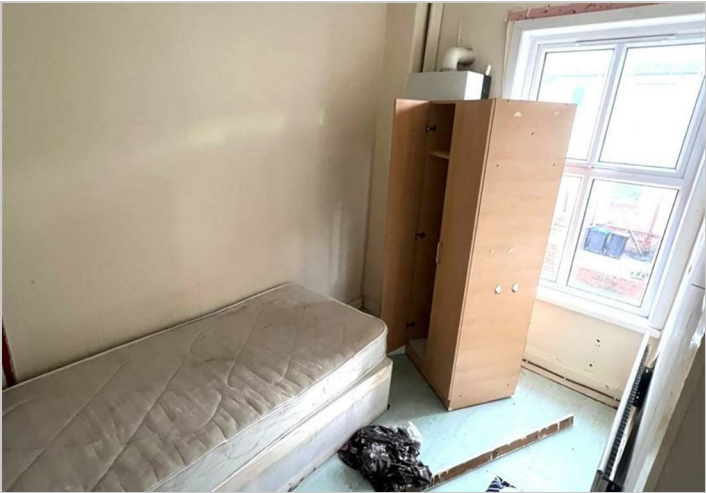
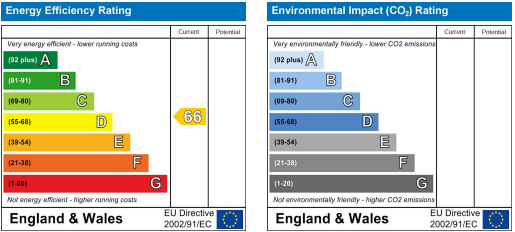
Floor Plan



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