

HUNTERS®

HERE TO GET *you* THERE



Victoria Street

Shotton Colliery, DH6 2LD

Guide Price £45,000



EXCEPTIONAL INVESTMENT PROPERTY WITH OVER 12% RENT YIELD POTENTIAL ... 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). A splendid opportunity has arisen to purchase this two bedroom house situated within reach of local schools, a variety of shops and facilities including the local Co-Operative store. The accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, two double bedrooms, a first floor family bathroom and sizable south facing rear walled courtyard. EPC: D, Council Tax Band A. For further information regarding Hunters comprehensive lettings management facilities and viewings contact your local Hunters Office situated in the Peterlee Castle Dene Shopping Centre.



Lounge 15'7" x 14'3" into recess (4.76m x 4.36m into recess)
Entrance to this lovely home is accessed via a double glazed door which enters a small hallway with a further door to the lounge. The lounge features stairs to the first floor landing, a radiator and double glazed window to the front.

Dining Kitchen 16'0" x 8'5" (4.89m x 2.58m)
The kitchen located to the rear of the property features a double glazed window and door to the rear yard, wall and base units with laminated work surfaces and a stainless steel sink and drainer unit.

Landing
First floor landing provides access to the two double bedrooms and family bathroom.

Master Bedroom 12'8" x 11'1" (3.87m x 3.38m)
Located to the front of the property the master bedroom features a double glazed window and useful storage wardrobes.

Second Bedroom 11'7" x 9'10" (3.54m x 3.02m)
Located to the rear, the second bedroom located to the rear of the property features a double glazed window and storage cupboard.

Family Bathroom 8'7" x 5'8" (2.63m x 1.73m)
The family bathroom features a three piece suite features a low level w/c, panelled bath and wash basin. Double glazed window and a radiator.

Rear Courtyard
To the rear is a yard with coal house storage.

Auction Information & Terms
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 winning bidder 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 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 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 from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

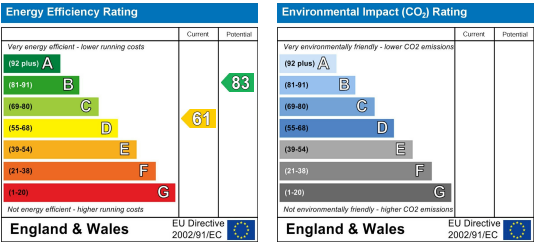
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.