



## Woodland Crescent

, Kelloe DH6 4NA

- Family Home or Investment Opportunity
- Proximity to Amenities & Major Employment Hubs
- Good Transport Links
- Freehold

Asking Price £64,950

**Council Tax Band: A**

**EPC Rating: D**

**FULL DESCRIPTION**

Discover an exceptional buy-to-let investment opportunity with this 2-bedroom semi-detached house situated within close proximity to amenities and major employment hubs like Hitachi and Bowburn Integra61 Business Park.

This property is perfect for experienced investors, new investors, and families alike.

The property features 2 bedrooms, 1 bathroom, a wc, a kitchen, a lounge and a dining room

Attractively priced for a buy to let investor or family user. .

To fully appreciate its potential, be sure to visit.

EPC D Rating

Council Tax Band A

**FREEHOLD.**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

**IMPORTANT INFORMATION.**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

**PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

**PROPERTY PORTALS.**

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

**EPC INFORMATION**

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/8610-1005-3102-0405-1402>

**THANKS.**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.