



Milton Close , Seaham SR7 8AP

- 3 Bed Mid-Terrace
- Vacant
- Investment Opportunity
- Great Transport Links
- Freehold
- Substantial size
- Popular area for Investors

Asking Price £84,950



Council Tax Band: A
EPC Rating: C

FULL DESCRIPTION

This fantastic 3-bedroom mid-terrace house in the sought-after residential area of Seaham represents an excellent investment opportunity. It provides a solid foundation for an experienced investor aiming to add significant value to a property. Perfect for families.

The location is superb and centrally positioned, being only a 9-minute walk from Seaham train station. It is also approximately a 15-minute drive from Peterlee Community Hospital (the nearest hospital) and an 18-minute drive from Sunderland University City Campus. Excellent local amenities include well-regarded primary and secondary schools.

The property currently features a spacious living arrangement with a 3-bedroom, 1-bathroom layout, which includes a kitchen, lounge, and dining room. With minor upgrades to the kitchen and flooring, the Freehold property offers a clear path to high returns. With an agreed purchase price of £84,950 and a highly competitive estimated refurbishment cost, a strong market end value is achievable.

Attractively priced for both buy-to-let and buy-to-sell investors.

To fully appreciate its potential, be sure to visit.

EPC C Rating
Council Tax Band A

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/4317-1005-6102-0420-1192>

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.

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THE PROPERTY OMBUDSMAN.

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

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.

