



## 76 Albert Street

Grange Villa, Chester Le Street, DH2 3LR

Guide price £35,000

Moovd Online Property Auctions are delighted to offer to the market via Option A – Unconditional Online Auction, with a BUY IT NOW PRICE of £35,000 + Fees (£4,800 Inc VAT) a vacant two-bedroom mid terrace, in need of internal updating in the pleasant village of Grange Villa on the outskirts of Chester Le Street.

The layout briefly comprises vestibule with staircase to first floor, through into a generous sized lounge with fireplace. To the rear is a large, fitted kitchen. To first floor is a landing space and two bedrooms with bedroom one benefiting from fitted storage and a family bathroom WC. Externally is an enclosed rear yard.

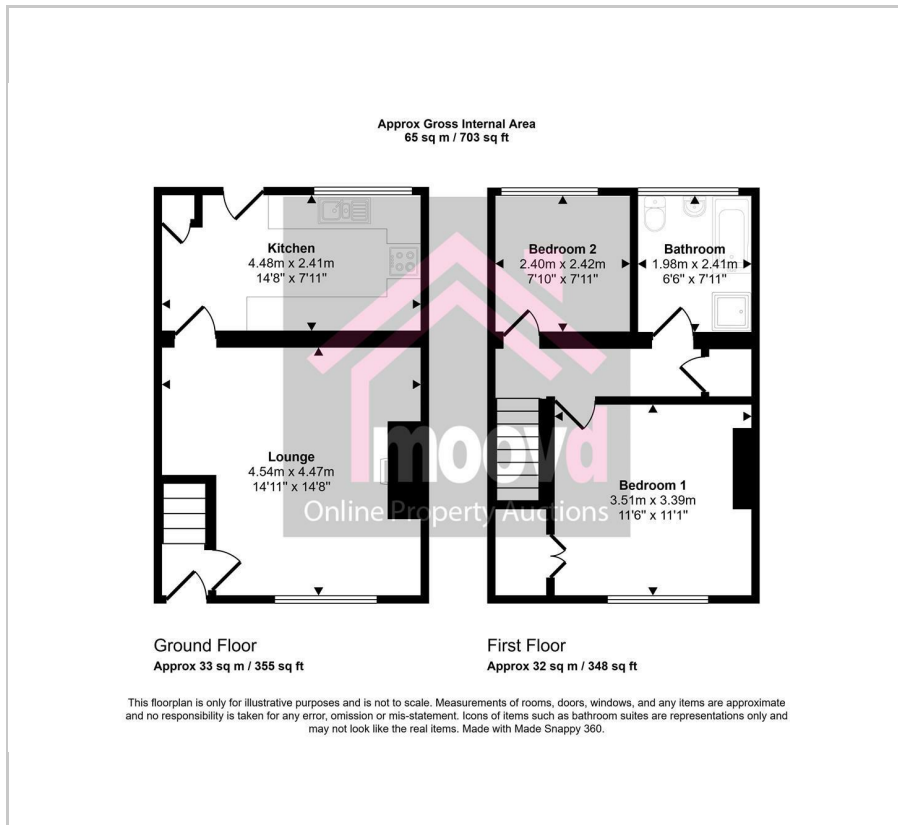
The property is located towards the top tier of Albert Street and sold with immediate vacant possession. This will allow the targeted BTL investor to immediately complete the required works prior to letting the property. Expecting a rental return of between £500 - £550 PCM with a superb, targeted yield of between 17.14% and 18.85% against the advertised BUY IT NOW PRICE.

We highly recommend an internal viewing to appreciate the true potential of this two-bedroom property. Viewings by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £35,000 + Fees (£4,800 Inc VAT)
- Vacant two bedroom mid terrace
- In need of updating
- Perfect BTL opportunity
- INTERESTED? VIEW ME!



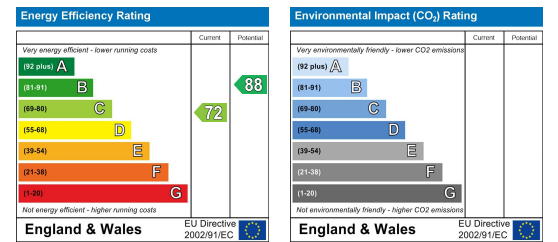
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

