



## 1 Harrison Close

, Peterlee, SR8 5RB

Offers in excess of £70,000

LOCATED IN A STRONG BUY TO LET AREA, AND POPULAR RESIDENTIAL AREA OF PETERLEE THIS TWO BEDROOM END OF TERRACE PROPERTY IS CURRENTLY LET WITH AN INCOMING RENTAL AMOUNT OF £525PCM HAVING MOVED IN IN AUGUST 2025 ON A 6 MONTH INITIAL AST. THE PROPERTY OFFERS WELL SIZED ACCOMMODATION AND HAS JUST BEEN 'FRESHENED UP' BY THE CURRENT OWNER WITH RE-PAINTING, SOME RE-CARPETING AND MINOR MAINTENANCE BEING CARRIED OUT IN THE MONTH OF APRIL 2025. THE PROPERTY IN BRIEF COMPRISSES ENTRANCE HALL, A SPACIOUS RECEPTION ROOM AND A DINING KITCHEN TO THE GROUNDFLOOR WHILST THERE ARE TWO DOUBLE SIZED BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR. WITH GARDENS TO BOTH FRONT AND REAR AND THE AVAILABILITY OF OFF STREET PARKING TO BOTH THE FRONT AND THE SIDE OF THE PROPERTY THIS WILL APPEAL TO INVESTORS WISHING TO SECURE IMMEDIATE HEALTHY RETURNS OF A GROSS YIELD OF 9%

### 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.

- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING - 'BAXI' COMBI
- NEW ELECTRICAL 'CONSUMER UNIT' IN 2023
- THE PROPERTY IS TENANTED OFFERING A HEALTHY IMMEDIATE RETURN



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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