



**Frederick Street South**

Durham DH7 8NA

**By Auction £108,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Frederick Street South

## Durham DH7 8NA



- 59 Frederick Street South - Two bedroom property
  - EPC Rating - D and D
  - Potential income between £1000 - £1200 PCM
- 60 Frederick Street South - Two bedroom property
  - Being sold via 'Secure Sale'
  - Sought after location
- Investment opportunity
  - Immediate 'exchange of contracts' available
  - Around 2.5 miles from Durham City

<p>Being Sold via Secure Sale online bidding. Terms &amp; Conditions apply. Starting Bid £108,000</p> <p>This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.</p> <p>An ideal investment opportunity, this is a chance to purchase two, two bedroom terraced properties which are available with vacant possession. Located in Meadowfield there are a range of amenities nearby and excellent transport links to Durham City, which lies two and a half miles distant.</p> <p>Each of the properties have floor plans comprising of a living room, kitchen, lobby, two double bedrooms and bathroom/WC. Externally there is a shared yard.</p> <p>A rarely available opportunity, viewing is highly recommended for full appreciation.</p> <p><b>59 FREDERICK STREET SOUTH</b></p> <p><b>GROUND FLOOR</b></p> <p><b>Living Room</b> 161" x 137" (4.91 x 4.15) Having a UPVC double glazed window to the front, feature fireplace, two radiators, laminate flooring, storage cupboard and stairs leading to the first floor.</p> <p><b>Inner Hall</b> Leading to the kitchen.</p> <p><b>Kitchen</b> 10'4" x 5'0" (3.15 x 1.54) Fitted with wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in oven with stainless steel electric hob with extractor over, fridge space, plumbing for a washing machine, radiator and UPVC double glazed window to the side.</p> <p><b>Rear Lobby</b> With a UPVC double glazed door to the side.</p> <p><b>Bathroom/WC</b> 71" x 4'11" (2.17 x 1.52) Stylish bathroom comprising of a panelled bath with mixer shower, pedestal wash basin and WC. Having a chrome heated towel rail, extractor fan and UPVC double glazed opaque window to the side.</p> <p><b>FIRST FLOOR</b></p> <p><b>Bedroom One</b> 15'4" x 10'8" (4.68 x 3.26) Large double bedroom with a UPVC double glazed window to the front and radiator.</p>	<p><b>Bedroom Two</b> 91" x 9'0" (2.77 x 2.75) Further well proportioned bedroom with a UPVC double glazed window to the front, radiator and cupboard housing the combi gas central heating boiler.</p> <p><b>EXTERNAL</b> Externally the property enjoys access to a shared yard.</p> <p><b>60 FREDERICK STREET SOUTH</b></p> <p><b>GROUND FLOOR</b></p> <p><b>Entrance Hall</b> Entered via UPVC double glazed door. Having laminate flooring and radiator.</p> <p><b>Living Room</b> 15'11" x 15'3" (4.86 x 4.65) Spacious reception room with a UPVC double glazed window to the rear, fireplace housing an electric stove, radiator, telephone point, large understairs storage cupboard which has an electrical socket and can be used to house a fridge/freezer and stairs leading to the first floor.</p> <p><b>Kitchen</b> 11'0" x 6'10" (3.37 x 2.09) Fitted with a range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, hob with stainless steel extractor over, fridge and plumbing for a washing machine. Further features include a breakfast bar, UPVC double glazed window to the side, tiled splashbacks, laminate flooring and a larger cupboard housing the combi gas central heating boiler.</p> <p><b>Rear Lobby</b> Having a UPVC double glazed door to the rear and laminate flooring.</p> <p><b>Bathroom/WC</b> 72" x 6'5" (2.19 x 1.98) Fitted with a stylish white suite comprising of a panelled bath with electric shower over, low level WC and wash basin. Having tiled splashbacks, chrome heated towel rail and UPVC double glazed opaque window to the side.</p> <p><b>FIRST FLOOR</b></p> <p><b>Landing</b></p> <p><b>Bedroom One</b> 15'2" x 10'7" (max) (4.63 x 3.23) (max) Generous double bedroom with a UPVC double glazed window to the rear, radiator and storage cupboard.</p>	<p><b>Bedroom Two</b> 9'0" x 8'7" (2.75 x 2.64) Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.</p> <p><b>EXTERNAL</b> Having a shared yard to the rear.</p> <p><b>Auctioneers Additional Comments</b> Auctioneers Additional Comments : Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.</p> <p>This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.</p> <p>The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.</p> <p>Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.</p> <p>The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.</p> <p>The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.</p> <p>An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.</p> <p>A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding</p>
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## Property Information

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