



## 12 Bradley Street

, Peterlee, SR8 3SB

**Offers in excess of £40,000**

AN IDEAL PROPERTY TO NOT ONLY ADD VALUE TO BUT TO ALSO GENERATE A GENEROUS GROSS RENTAL YIELD COURTESY OF AN EXPECTED £475 - 525 PCM DEPENDING ON THE LEVEL OF WORKS POST PURCHASE. POTENTIAL GROSS YIELDS OF 13-15% AVAILABLE. THE PROPERTY IS SITUATED IN A VERY STRONG BUY-TO-LET AREA. THE PROPERTY ALBEIT NEEDING SOME COSMETIC IMPROVEMENT HAS PLUS POINTS INCLUDING A GAS COMBI BOILER, UPVC DOUBLE GLAZING AMONGST OTHER. THE PROPERTY OFFERS AN ENTRANCE HALL, A SPACIOUS LOUNGE, A DINING ROOM WITH OVERFLOW KITCHEN UNITS, A SMALL KITCHEN TO THE EXTREME REAR WHILST TO THE FIRST FLOOR ARE TWO BEDROOMS AND A SHOWER ROOM. THE PROPERTY HAS 'GREEN' AREAS TO THE FRONT WHILST TO THE REAR IS A SMALL COURT YARD AREA. SOLD WITH NO CHAIN AND VACANT POSSESSION.

- EPC RATING 'C' - 72/87. FUTURE LEGISLATION COMPLIANT!
- IN OUR OPINION A FAIRLY STRAIGHT FORWARD PLAN OF COSMETIC IMPROVEMENT AWAITS
- A READY DEMAND OF TENANTS IN THIS LOCALITY, WITH EASE OF ACCESS TO PETERLEE, MURTON, SEAHAM AND BEYOND COURTESY OF CLOSE ACCESS TO THE A19 ROADLINKS AMONGST OTHER
- A LARGE OPEN 'GREEN' AREA TO THE REAR
- INTERNAL VIEWINGS AVAILABLE AS IS A WALK AROUND VIDEO - CONTACT US SHOULD YOU WISH TO RECEIVE IT.
- GROSS YIELD OF IN EXCESS OF 12% EXPECTED
- THERE IS A BUYERS PREMIUM OF £2000+VAT PAYABLE ON SALE COMPLETION

### 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.



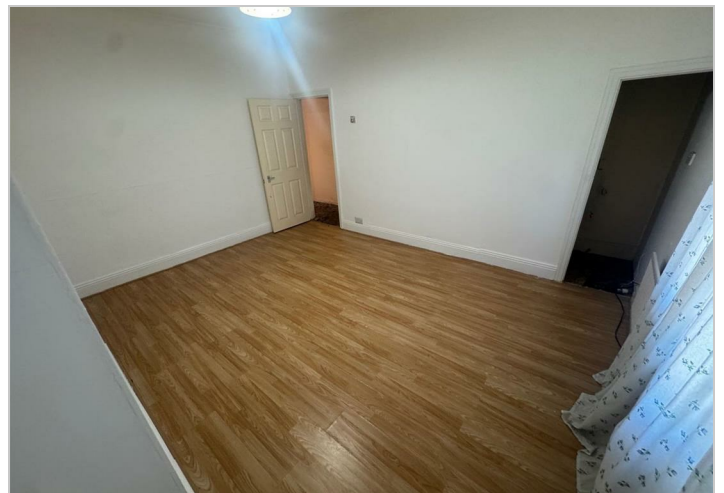
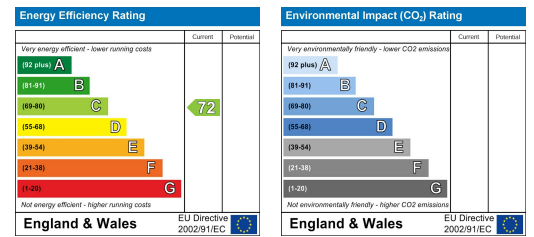
## Floor Plan



## 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.

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