

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Low Graham Street,
Sacriston, Durham, DH7

228428132





PROPERTY DESCRIPTION

Our latest listing is in Low Graham Street, Sacriston, Durham, DH7

Rent currently agreed with tenant of **£520** per calendar month which calculates to a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£622** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Low Graham Street,
Sacrison, Durham, DH7

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £520

Market Rent: £622

Lounge



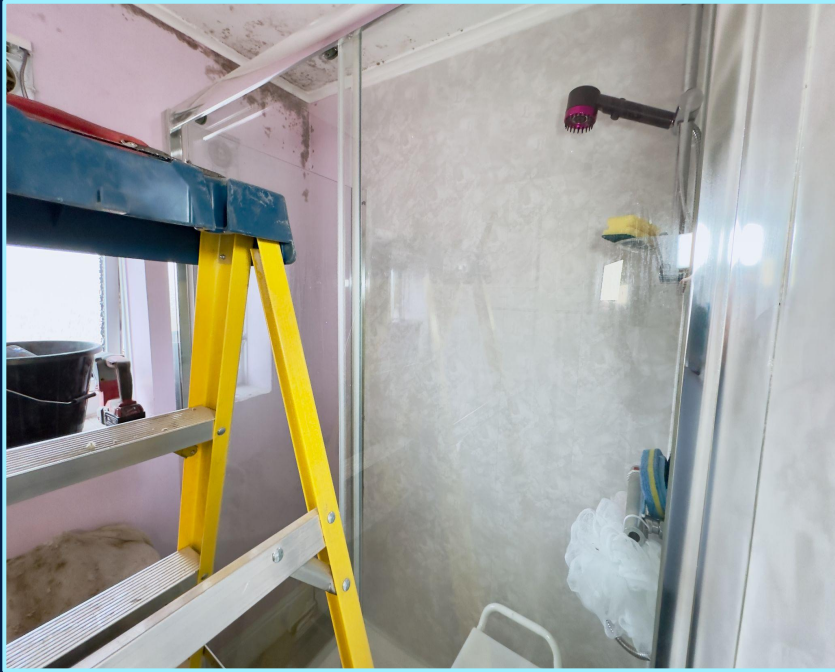
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£30,000

10% Deposit (£5,000 Minimum) **£5,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

90% Purchase Balance **£27,000**

SDLT Charge **£0**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£26,000**

Your total all in costs would be ~£26,000 after taxes and fees based on a purchase price of £30,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £90,000.



£90,000

2 bedroom terraced house for sale

Elliot Street, Sacriston, Durham, DH7

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jul 2026 by Reeds Rains, Durham City

+ Add to report



£85,000

2 bedroom semi-detached house for sale

Fynway, Sacriston, DH7

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Nov 2025 to 27 May 2026 (195 days) by Copeland Residential, Chester Le Street

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our lettings team.



£775 pcm

2 bedroom terraced house

Victoria Street, Sacriston, Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2026 to 8 Jul 2026 (53 days) by Stuart Edwards, Durham

+ Add to report



£750 pcm

2 bedroom semi-detached house

Crossfield Sacriston, Sacriston, Durham, DH7

NO LONGER ADVERTISED

Marketed from 6 Jun 2026 to 14 Jul 2026 (38 days) by Downen, Durham

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Low Graham Street, Sacriston, Durham,
DH7

PROPERTY ID: 228428132

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.