



## 2 bed upper flat to buy in SR7

Woods Terrace, Murton, Seaham,  
Durham, SR7 9AG

**£60,000** Starting Bid

🏠 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Investment Opportunity
- ✓ Rent Income £500pcm
- ✓ Rental Yield 9.23%
- ✓ 2 Bed 2 Bath Upper Flat
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

ATTENTION INVESTORS .. TENANTED INVESMENT

Sold via online auction

Sold with a sitting tenant paying £500pcm (9.23% yield), with a minimum 3 year lease, managed locally (no managment fee). All certificates in place.

A deceptively spacious two bedroom first floor flat, situated on Woods terrace in Murton within close proximity to shops, schools and a bus route on the doorstep.

The internal layout comprising of: Communal entrance via a security door and stairs to first floor apartment. Entrance porch, open plan kitchen/lounge, two bedrooms, master having en-suite shower room and family bathroom. The property benefits from gas central heating and double glazing throughout.

Externally across the street is a car park that can be used for parking.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £60,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## External



## Communal Entrance

Via a security door and stairs to apartment entrance

## Entrance Hall

Via a secure door and double doors to:



## Lounge Dining

Open plan area, with two radiators, carpeted flooring and double glazed windows to the front aspect.



## Kitchen

8.10m x 3.80m (26'6" x 12'5")

Fitted with wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer with mixer tap, built-in eye level electric oven, gas hob and chimney extractor, space for fridge/freezer, plumbing for washing machine, spotlights to ceiling, ceramic tiled flooring, two central heating radiators, two upvc double glazed windows



## Bedroom One

4.30m x 2.20m (14'1" x 7'2")

Useful storage cupboard, central heating radiator, three Upvc double glazed windows, loft access (clock tower)



## En-Suite

Fitted with a white suite comprising of: fully tiled shower cubicle with electric shower, vanity handwash basin, low flush wc, splashback tiling, ceramic tiled flooring Upvc double glazed window

---

## Bedroom Two

2.80m x 2.10m (9'2" x 6'10")

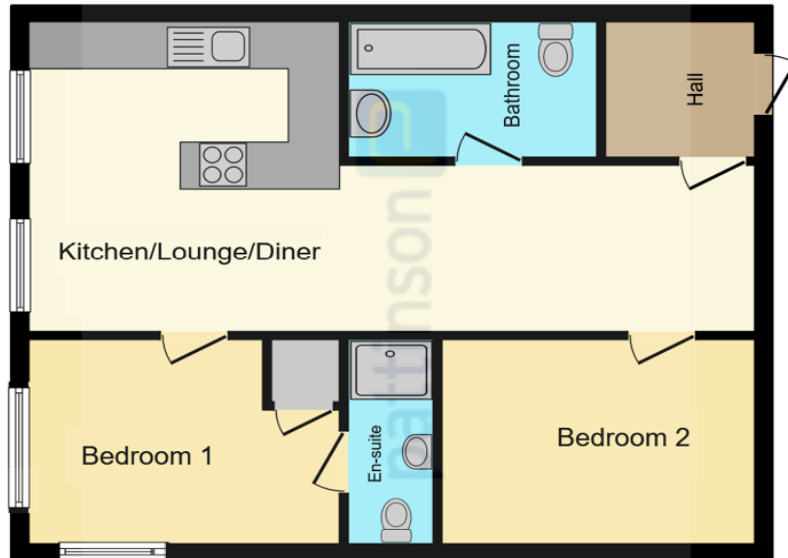
Central heating radiator, two Upvc double glazed windows and carpeted flooring.



## Family Bathroom

Fitted with a white suite comprising of: panel enclosed bath, pedestal handwash basin, low flush wc, splashback tiling, ceramic tiled flooring, chrome towel heater, spotlights to ceiling, extractor





TOTAL: 64.2 sq.m. (691 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Woods Terrace, Murton, Seaham, Durham, SR7 9AG

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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.

