



Auction

### 3 bed terraced house to buy in

Beech Avenue, Murton, Seaham, Durham,  
SR7 9JH

**£48,000** Starting Bid

🏠 x3 🪑 x1 🚗 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Terraced House
- ✓ Lounge & Dining Room
- ✓ Ideal Investment
- ✓ EPC Rating D

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

NO ONWARD CHAIN | INVESTMENT OPPORTUNITY

An excellent opportunity to acquire this three-bedroom mid-terraced property situated on Beech Avenue, Murton, Seaham.

Ideally located within walking distance of the local High Street and only a short drive from Dalton Park Designer Outlet, the property offers easy access to a range of local amenities, schools, transport links, and leisure facilities.

Offered to the market with no onward chain, this spacious home is likely to appeal to both investors and owner-occupiers alike. With a potential rental income of £600 PCM, the property could generate an impressive 11.1% gross annual rental yield based on the guide price, making it an attractive addition to any buy-to-let portfolio.

The accommodation briefly comprises: entrance porch, spacious lounge/dining room, fitted kitchen, family bathroom, and three well-proportioned bedrooms.

Additional benefits include gas central heating, UPVC double glazing, a generous front garden, and an enclosed rear courtyard.

Early viewing is highly recommended to appreciate the potential on offer.

To arrange your viewing, please contact Pattinson Estate Agents on 0191 518 2636.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £48,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: On Street

Heating: Gas

## Hallway

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## Lounge

Double glazed bay window.

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## Dining Room

Double glazed window.

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## Kitchen

Double glazed window, wall and base units with worktops over, single sink and drainer.



## Rear Lobby

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## Bathroom Wc

Bath with shower over, low level wc, wash hand basin.

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## Stairs To First Floor

Landing.

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## Bedroom One

Double glazed window.

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## Bedroom Two

Double glazed window.

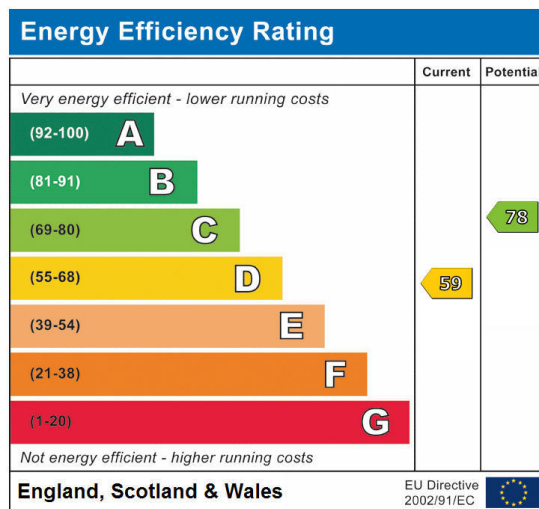
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## Bedroom Three

Double glazed window.

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## Externally



Beech Avenue, Murton, Seaham, Durham, SR7 9JH

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/>

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