



To buy

### 3 bed terraced house to buy in

Office Street, Peterlee, Durham, SR8 3QW

**£99,995**

 x3  x1  x2

Tenure

**Freehold**

Size

**1184 sq ft / 110 sq m**

Driveway parking

Garden

### Property features

- ✓ Turnkey investment opportunity
- ✓ Sold with sitting tenant only
- ✓ Rental income of £560 PCM
- ✓ Long-term family tenant (circa 11 years)
- ✓ 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

Turnkey Investment Opportunity | £560 PCM | Long-term family tenant (circa 11 years) | Coastal Location / SOLD WITH A SITTING TENANT !

Pattinson Estate Agents are pleased to present to the sales market this excellent turnkey investment opportunity, situated on the rarely available Office Street in Easington, County Durham.

Sold with a sitting tenant only, the property generates an immediate rental income of £560 PCM, equating to an attractive 6.7% annual rental yield. The property benefits from a long-standing family tenant of approximately 11 years, with a flawless payment history—no rent arrears or missed payments—providing a secure and dependable income stream from completion.

This is a true hands-off investment, with the property having been exceptionally well cared for by the current tenants, offering landlords peace of mind and minimal ongoing input.

Positioned in a desirable coastal setting, the property enjoys sea views and is within walking distance of Easington Beach and the scenic Hawthorn Dene, supporting strong and consistent tenant demand.

Forming part of a rare-to-market terrace of larger-style homes, the property offers generous room proportions throughout, making it particularly appealing within the rental market.

Internally, the accommodation comprises an entrance hallway leading to two spacious reception rooms, offering flexible living space. The kitchen is fitted with a range of units, providing ample storage and worktop space.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom featuring a bath with overhead shower, wash basin, and WC.

Externally, the property benefits from a larger-than-average front garden, mainly laid to lawn with a seating area, as well as a fully enclosed rear yard with outhouse, enhancing practicality for tenants.

Well positioned for access to local amenities and transport links, this property represents a low-risk, income-producing asset with a proven tenancy already in place.

Early enquiry is highly recommended to secure this stable, well-maintained, and income-generating addition to any investment portfolio.

Council Tax Band: A

Tenure: Freehold

Price: £99,995

Property Type: Terraced House

Build Size: 110 sq m

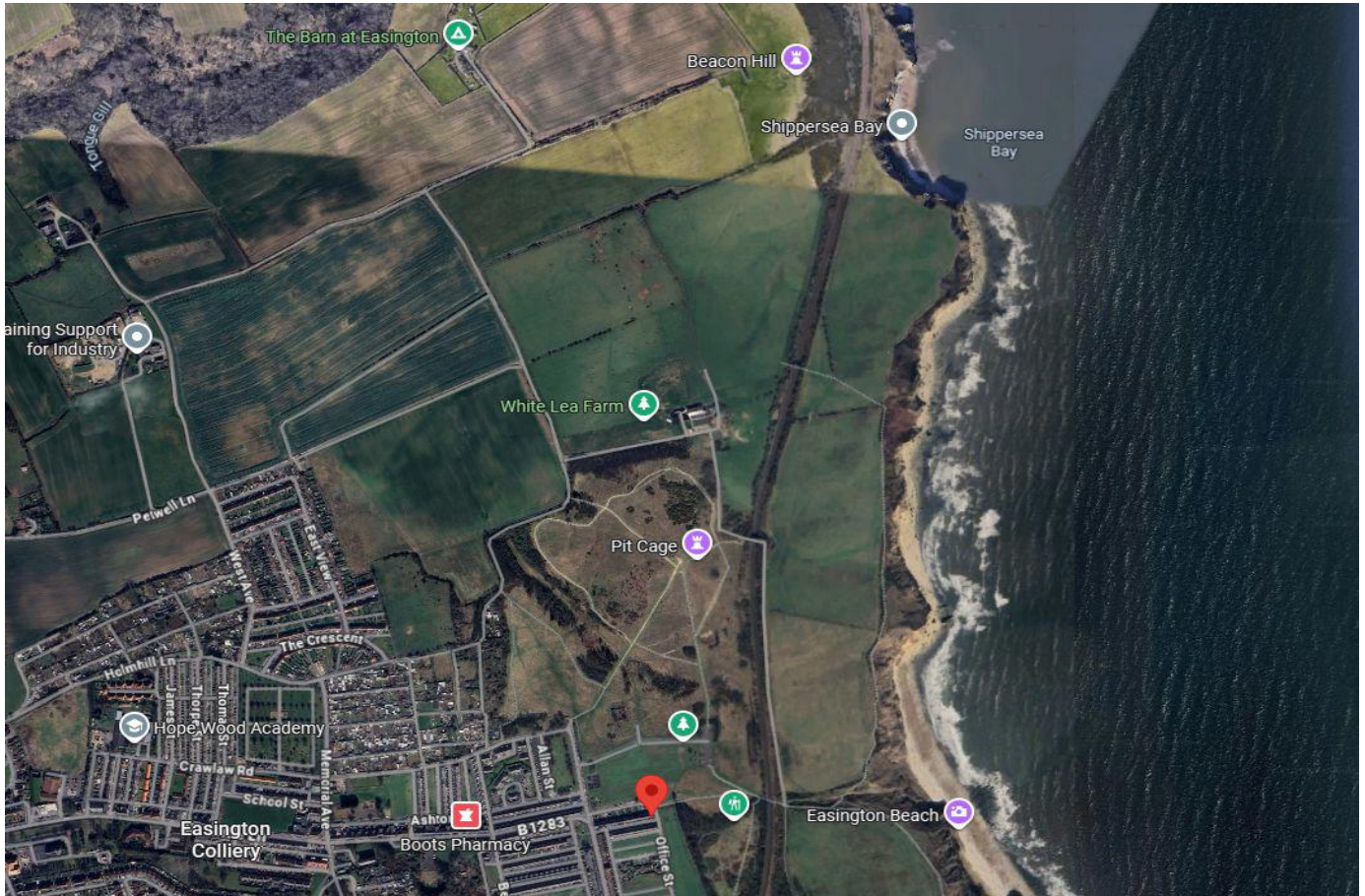
USPs: Garden, Chain free

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 74        |
| (55-68) <b>D</b>                            | 60                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

Office Street, Peterlee, Durham, SR8 3QW

Contact your local branch today for more information on this property:

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