



**Auction**

### 3 bed terraced house to buy in

James Street, Peterlee, Durham, SR8 3LZ

**£45,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Sold with sitting tenant in situ
- ✓ Rental income: £500PCM
- ✓ Approximate 10% gross yield
- ✓ Three-bedroom end-terraced
- ✓ EPC Rating C

## Key Information

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

## Description

Investment Opportunity – Three-Bedroom End-Terraced Home – James Street, Easington, County Durham

Offered for sale with tenant in situ, this well-maintained three-bedroom end-terraced property presents an excellent turnkey investment opportunity, currently generating £500 PCM, equating to an approximate 10% gross rental yield.

Positioned on James Street, Easington, the property enjoys a convenient location within walking distance of local amenities, transport links, schools, and everyday services, making it an attractive and practical choice for tenants.

Internally, the accommodation briefly comprises an entrance vestibule leading into a spacious and comfortable lounge featuring an attractive fire surround. The property benefits from UPVC double glazing and gas central heating throughout. To the rear is a modern fitted kitchen offering ample storage, a stainless steel sink, and under-counter plumbing for a washing machine. Completing the ground floor is a contemporary family bathroom fitted with a shower suite.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation suitable for families and long-term occupancy.

Externally, the home benefits from an enclosed front garden and a private rear yard, creating usable outdoor space with low maintenance requirements.

This is an ideal opportunity for investors seeking an income-producing asset with an established tenant, no rent arrears, professional local management in place, and immediate rental return from completion.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

USPs: Garden, Chain free

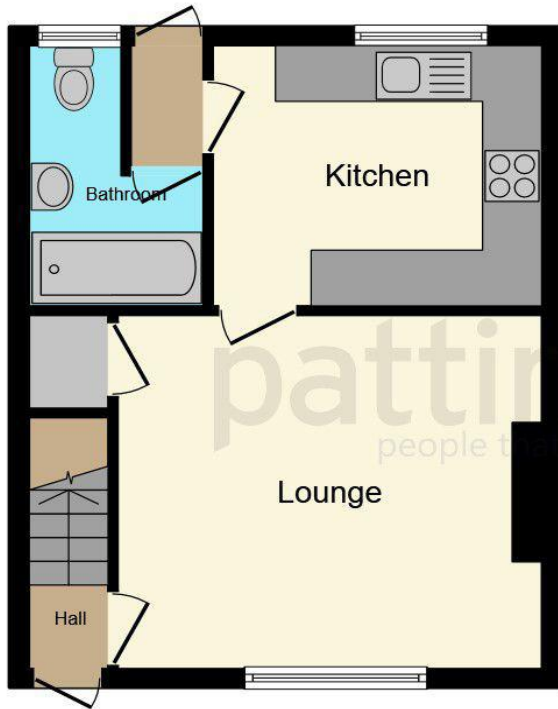
Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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	

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211, admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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