



13 Fifth Street, Blackhall Colliery, TS27 4ER

Asking Price £54,000



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\*\*\* Attention Investors\*\*\* BTL investment opportunity, to be sold with a sitting tenant. Two bedroom mid terraced house situated in Blackhall colliery with immediate access to the beach for stunning coastal walks and ideally placed for schools, parks and shops plus commuting, this lovely home provides several desirable amenities including; gas central heating, uPVC double glazing, two double bedrooms, spacious lounge, dining room, kitchen and bathroom, rear courtyard, freehold. Durham county council tax band: A, current energy rating: D

Lounge - 3.84mx3.71m (12'7x12'2) -

Dining Room - 3.58mx3.43m (11'9x11'03) - with double glazed window and radiator

Kitchen - 1.83m x 3.05m (6'6 x 10'42) - with wall and base units, double glazed window, stainless steel sink unit and door leading to rear of property

- Two bedrooms
- Gas central heating via combination boiler
- EPC Rating D
- Current rent £425pcm
- Buyers Fee Applicable
- Mid terrace
- uPVC double glazing
- Council Tax band A
- Rental yield 9%