



Seventh Street , Blackhall, County Durham, TS27 4ET

20.4% POTENTIAL RENT YIELD | TERRACED HOUSE | TWO DOUBLE BEDROOMS
TWO RECEPTION ROOMS | KITCHEN | BATHROOM | IDEAL INVESTMENT | NO CHAIN - EPC: C

Asking Price: £23,500

HUNTERS[®]
HERE TO GET *you* THERE

Seventh Street Blackhall, County Durham, TS27 4ET

*OUTSTANDING INVESTMENT
20.4% POTENTIAL RENT YIELD*

A wonderful opportunity has arisen for investment clients to acquire this two bedroom terraced house situated in the popular village of Blackhall Colliery, nestled within reach of lovely coastal beaches particularly at Crimdon. Blackhall offers a thriving high street of shops, schools, a local health centre, library and also a short drive from the A19 which interconnects the area with the cities of Sunderland, Hartlepool and Durham. The accommodation includes a lounge, dining room, kitchen, bathroom, two double bedrooms and a rear courtyard. For information regarding Hunters comprehensive lettings facilities please contact your local Hunters Office, situated a short distance from this property, in the Castle Dene Shopping Centre in Peterlee. EPC: C

LOUNGE

3.91m (12' 10") x 3.63m (11' 11")

Located at the front of the property the principle reception room includes attractive laminated flooring complimented with a feature fireplace inset with an electric fire, a double glazed window and a newel posted spindle staircase to the first floor. Additional attributes include a radiator and door to the dining room.



DINING ROOM

3.62m (11' 11") x 3.50m (11' 6")

Situated to the rear of the residence, this additional reception room includes a continuation of the laminated flooring from the lounge, a double glazed window overlooking the walled rear courtyard and a further door to the kitchen.



KITCHEN

3.07m (10' 1") x 2.08m (6' 10")

Although in need of some refurbishment the kitchen includes an array of contemporary white wall and floor cabinets complete with laminated work surfaces integrating an electric oven and a gas hob. Further accompaniments include a double glazed window to the rear courtyard, and external double glazed door and a further door offering accessibility into the bathroom.



BATHROOM

The bathroom offers a bath complete with shower mixer taps, a low level Wc and a hand wash basin. Further attributes include attractive partial tiling and a double glazed frosted window to the rear.



FIRST FLOOR LANDING

Incorporating a stairwell to the lounge and two doors opening into both double bedrooms.

MASTER BEDROOM

4.23m (13' 11") x 3.23m (10' 7")

Situated at the front of the property the master bedroom provides a double glazed window, a radiator and a useful storage cupboard.

SECOND BEDROOM

3.89m (12' 9") x 3.10m (10' 2")

Set to the rear of the home this second double bedroom provides a storage cupboard and a double glazed window to the rear elevation.

REAR COURTYARD

The rear walled courtyard can be accessed via the rear access lane and the external double glazed door from the kitchen.

OPENING HOURS

Monday - Friday: 9am - 5pm

Saturday: 9am - 12pm

Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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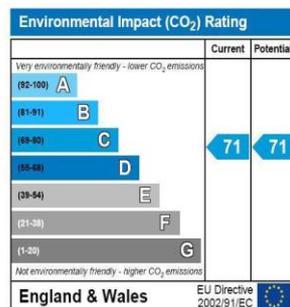
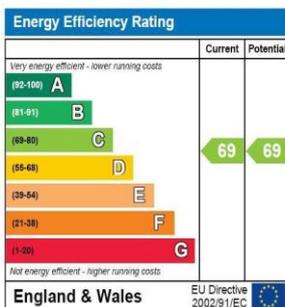
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.