



## 3 Strangford Road

, Seaham, SR7 8QE

**Offers in excess of £80,000**

AN IDEAL FIRST TIME BUYER PROPERTY OR FOR A COUPLE WANTING TO LIVE IN A WELL EQUIPPED AND PRESENTED MODERN BUILD PROPERTY / CURRENTLY LET OUT ON A NEWLY ISSUED 6 MONTH 'AST' TENANCY TO A WORKING TENANT (YOUNG FAMILY) CURRENTLY PAYING £605 PCM (THUS A CURRENT YIELD OF CLOSE TO 9% AT ASKING) / THE PROPERTY CAN BE PURCHASED VACANT HOWEVER IF ANY INCOMING BUYER REQUIRES VACANT POSSESSION AS LONG AS SAID PURCHASER IS WILLING TO WAIT UNTIL THE END OF THE TENANCY/ THE PROPERTY OFFERS AN ENTRANCE HALL, A SPACIOUS LOUNGE, DOWNSTAIRS CLOAKROOM / W.C, KITCHEN AND THEN A TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR / ALLOCATED PARKING TO THE FRONT AND GARDEN TO THE REAR.

- GROSS YIELDS OF 9% +
- 2 PARKING SPACES
- LAWNED GARDEN TO THE REAR
- FAMILY BATHROOM AND ADDITIONAL DOWNSTAIRS CLOAKROOM / W.C.
- EPC RATING C

### Viewing

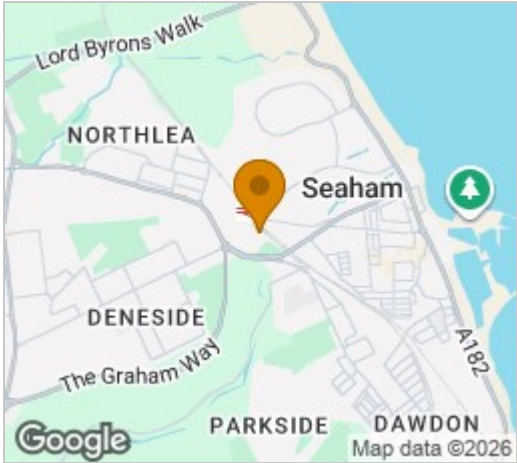
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



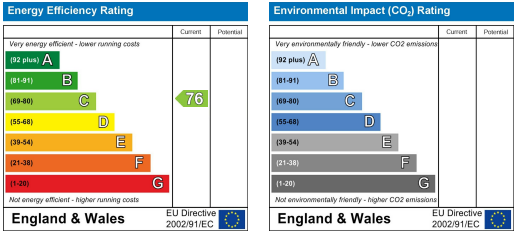
Floor Plan



Area Map



Energy Efficiency Graph



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