



**NALC**  
Auctions



## 8 Cravens Cottages, Wingate, TS28 5EQ

Auction Guide £45,000



Auction Guide Price £45,000

Tenure - Freehold

2 bed Mid- Terrace house fitted kitchen living-room family bathroom currently achieving a Yield of 7.8% , rental income of £325 pcm

Peterlee is a town in County Durham, England, founded in 1948 under the terms of the New Towns Act 1946. It is located between Sunderland, Hartlepool and Durham.

Our auction will take place live – Steamed over the net please find our registered bid link below <https://www.easyliveauction.com/auctioneers/nalcauctions/>.

please feel free to contact our sales and enquires team on 01636 558200 or Email us at [info@nalcgroup.co.uk](mailto:info@nalcgroup.co.uk)

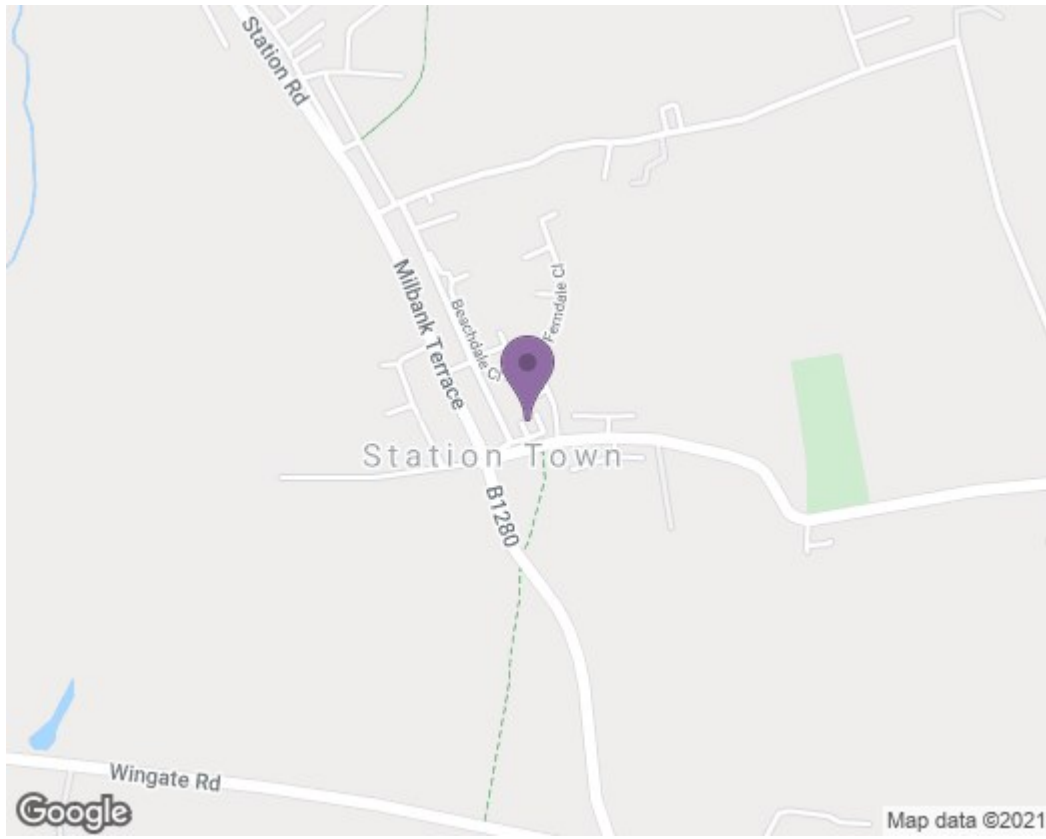
Contracts are to be exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price. In addition the buyer will be obliged to pay the buyers premium as agreed with the auctioneer at the time of exchange.



When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti Money Laundering regulation act of 2017.

### Viewing

Please contact our NALC Auctions Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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