



## 23 Forster Avenue

Murton, Seaham, SR7 9DD

Guide price £55,000

Moovd Online Property Auctions are pleased to offer For Sale via Option A – Unconditional Online Auction, this well presented, three-bedroom mid-terrace with a BUY IT NOW PRICE OF £55,000 + Fees (£4,404 Inc VAT).

Sold tenanted as a 'Let' investment at £550 PCM or £6,600 per annum, yielding 12% on the advertised Guide Price, this fantastic property will prove popular with investors.

The property briefly comprises, entrance from yard into kitchen which includes a range of fitted base and wall units with contrasting work surfaces, onwards into Lobby area and white family bathroom. To the rear of the property is a large lounge and dining room, both with Adam style feature fireplaces and access to rear garden. To first floor are three well-proportioned bedrooms, with bedroom one and two both being large doubles. Externally there is an enclosed yard to the front with gated access and large enclosed garden to rear.

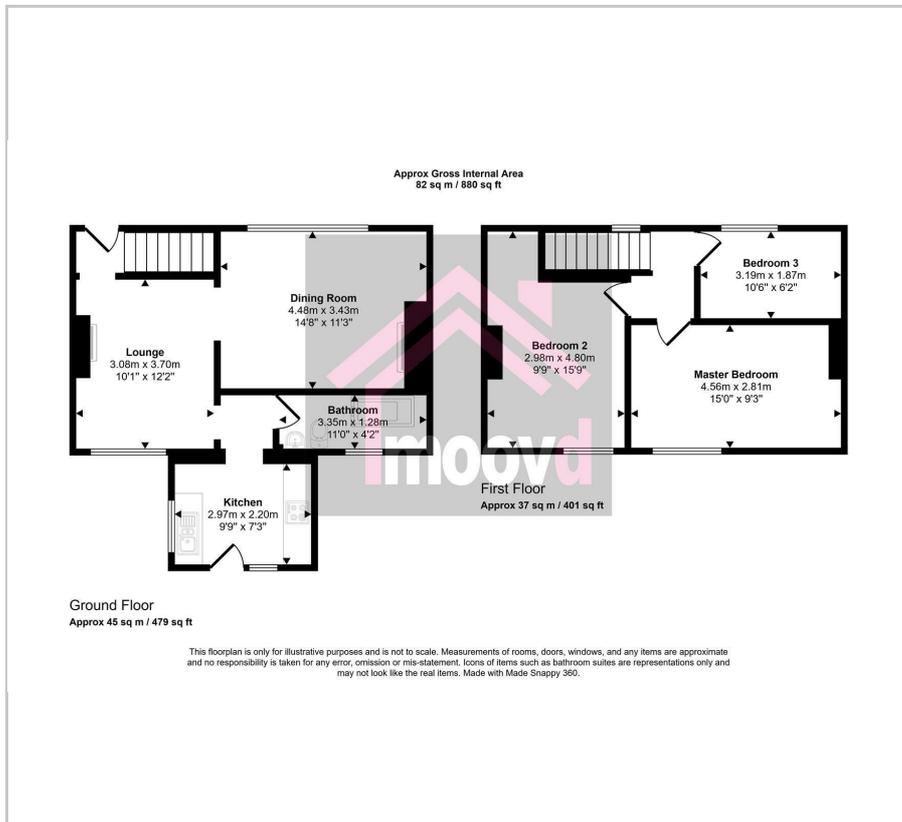
Located on the outskirts of Murton, ideally situated to local village amenities including a cricket club, pub and convenience store, whilst the nearby Dalton Park includes a wide range of shops, restaurants, cinema and a large Morrisons store. The neighbouring A19 provides direct access to further afield and excellent local bus routes allow for travel around the area.

Smart, tidy and realistically priced, this fantastic property must be viewed internally to appreciate.

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- BUY IT NOW PRICE AVAILABLE £55,000 + Fees (£4,404 Inc VAT).
- Three bedroom mid terrace
- Let investment at £550 PCM or £6,600 per annum
- Yielding 12% on Guide Price
- INTERESTED? VIEW ME!



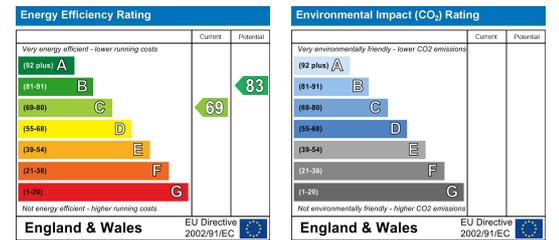
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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