

FOR SALE – GUIDE PRICE £145,000

INVESTMENT OPPORTUNITY – 5 FLATS WITH ENCLOSED GARDEN

“The Welsh Harp “ Salters Lane Trimdon Grange Nr Fishburn TS29 6EP

DETACHED TWO STOREY CONVERTED PUBLIC HOUSE

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SITUATION/LOCATION

The property is situated on the B 1278 in Trimdon Grange village which lies approximately 4 miles from Sedgfield and 9 miles from Durham. Good road link to A177 and A689. The village is on a regular bus route.

PREMISES

A substantial detached brick built two storey property converted from a public house by our client to provide 5 small one bedroom self contained flats with communal dining kitchen, laundry room and living room, together with large shared lawned garden with bin storage area and barbecue. There is an external rear fire escape to the first floor.

The property has undergone considerable improvement works by our client during the conversion and includes UPVc double glazing and gas fired central heating. There are two flats on the ground floor and three on the first floor. Each room has a bath/shower/w.c. living, small kitchen area and bedroom.

TENURE

Long Leasehold- there are two good leasehold titles for the site DU 68626 and DU 102950 For 1000 year term wef 24/3/1651

The adjacent vacant land is NOT part of the property and we understand that there are no records of ownership. For further information regarding our client's title please ask agent.

The property is being sold with full vacant possession.

ACCOMMODATION

The accommodation briefly comprises:-

| | | |
|-------------------------------|-----------|------------|
| Ground Floor entrance hall | | |
| Communal sitting room | 12.83sqm | 138sqft |
| Communal kitchen/dining room | 18.48sqm | 199sqft |
| Flat 1(French door to garden) | 26.12sqm | 281sqft |
| Flat 2 | 25.27sqm | 272sqft |
| Laundry room/utility | 4.40sqm | 47.3sqft |
| Cellar (not inspected) | | |
| w.c/w/b | | |
| First floor 3 flats | | 334.7sqft |
| | 31.11sqm | |
| | 16.41sqm | 176.6sqft |
| | 21.31sqm | 229.3sqft |
| Total Net Internal Area | 155.93sqm | 1677.9sqft |

External

There is a fenced enclosed lawned garden to the side together with bin storage area and barbecue. An external metal staircase at the rear gives access/egress from the first floor down to the garden area. There are double timber gates with pedestrian access.

COUNCIL TAX

Research on the Domestic register lists the property in Band A.

VAT

We have been advised by our client that there is no VAT on the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

In progress



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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