

**Peterlee**  
**43 Twelfth Street,**  
**Horden,**  
**County Durham**  
**SR8 4QH**

**Tenure**  
 Freehold.

**Location**  
 Horden is located to the east of Peterlee and approximately 7 miles to the north of Hartlepool, which is linked directly by the A1086 Coast Road. The property is situated on the east side of Twelfth Street. A selection of shops is available locally, with a more extensive range being accessible in Peterlee town centre including Castle Dene Shopping Centre which is approximately a 5 minute car journey to the west. The open spaces of Welfare Park are nearby.

**Description**  
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear yard.

**A Freehold Mid Terrace House subject to an Assured Shorthold Tenancy**

**Accommodation**  
 The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:  
**Ground Floor** – Reception Room, Kitchen, Bathroom  
**First Floor** – Three Bedrooms

**Tenancy**  
 The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 18th May 2018 at a current rent of £110 per week.

**Current Rent Reserved**  
**£5,720 per annum (equivalent)**

**INVESTMENT – Freehold House**



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**Ground Floor** – Reception Room, Kitchen, Bathroom  
**First Floor** – Three Bedrooms

**Tenancy**  
 The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 15th March 2017 at a current rent of £110 per week (holding over).

**Current Rent Reserved**  
**£5,720 per annum (equivalent)**

**INVESTMENT – Freehold House**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.