



Highcliffe Terrace

Ferryhill DL17 8AE

Offers Over £65,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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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- Investment opportunity
- EPC RATING - D
- Walking distance to town centre amenities

- Currently rented at £475 PCM
- Two bedrooms
- Two reception rooms

- 8.77% yield if purchased at asking price
- Well presented
- Modern kitchen and bathroom

An excellent opportunity to purchase this buy to let investment with current rental income of £475 PCM giving an attractive 8.77% yield.

Well presented and situated within walking distance to all of the town centre amenities, the floor plan comprises of an entrance hall, living room with bay window and feature fireplace, dining room with french doors opening to the rear garden and modern fitted kitchen. To the first floor are two well proportioned bedrooms, both with fitted wardrobes and a modern bathroom. Externally there is an enclosed yard to the rear.

GROUND FLOOR

Entrance Hallway

Entered via UPVC door. With laminate flooring.

Living Room

11'5" x 10'2" (3.48 x 3.12)

Having a UPVC double glazed bay window, a feature fireplace housing an electric fire and radiator

Dining Room

11'9" x 10'2" (3.59 x 3.12)

With UPVC french doors to the rear and radiator.

Kitchen

15'8" x 6'8" (4.79 x 2.05)

Fitted with a range of units having contrasting worktops incorporating a sink and drainer with mixer tap, a built in oven and hob with extractor fan, plumbing for a washing machine and fridge/freezer. Further features include a UPVC double glazed window to the side, external door to the rear yard, an under stairs storage cupboard, tiled flooring, radiator, wall mounted gas central heating boiler and breakfast bar.

FIRST FLOOR

Bedroom One

13'3" x 10'2" (4.04 x 3.12)

Double bedroom with a UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two

10'3" x 7'11" (3.13 x 2.43)

Further well proportioned bedroom with a window to rear, radiator and fitted wardrobes.

Bathroom

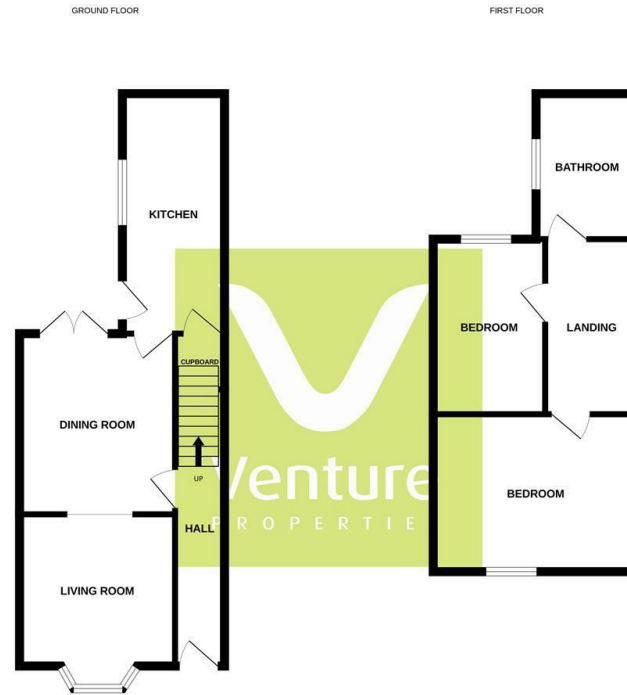
9'6" x 5'6" (2.91 x 1.68)

Fitted with a white suite comprising of bath with

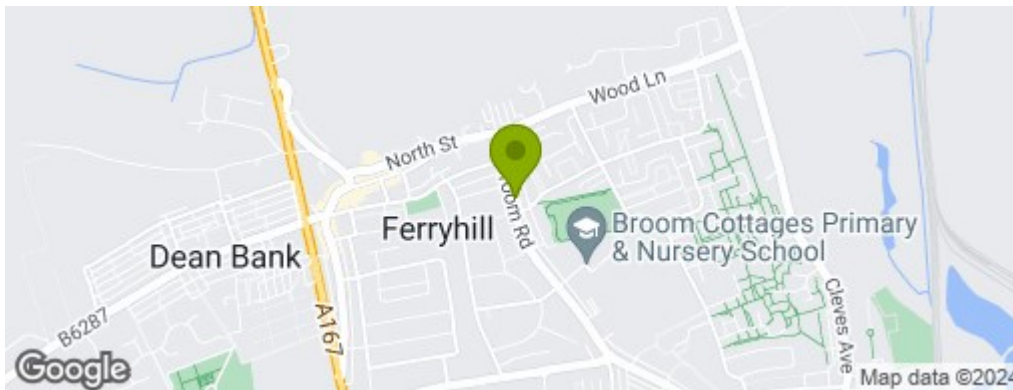
shower over, pedestal wash basin and WC. Having a UPVC double glazed window, tiled splashbacks and radiator.

EXTERNAL

To the front of the of the property is a raised forecourt garden whilst to the rear is an enclosed yard.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown are for information only and no guarantee as to their quantity or efficiency can be given. Made with Mapbox 10/24



Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - A

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