



11 Gregory Terrace

, Ferryhill, DL17 8AA

Offers in excess of £55,000

A WELL PRESENTED AND MUCH CARED FOR END OF TERRACE PROPERTY SET WITHIN THIS NONE MAIN ROAD LOCATION WITHIN CLOSE PROXIMITY TO BROOM COTTAGES SCHOOL IN FERRYHILL.

THE PROPERTY HAS BEEN OWNED BY THE SAME FAMILY FOR MANY YEARS DURING WHICH TIME THEY HAVE CARRIED OUT MANY UPGRADES AND IMPROVEMENTS INCLUDING A REFURBISHED KITCHEN, REFURBISHED SHOWER ROOM AND NEW ELECTRICS AND CONSUMER UNIT AMONGST OTHER THINGS THE PROPERTY IN BRIEF OFFERS A LOUNGE, A DINING ROOM, AND A KITCHEN TO THE GROUND FLOOR, AND TO THE FIRST FLOOR ARE TWO BEDROOMS AND A SHOWER ROOM.

THE PROPERTY HAS A FORECOURT FRONTAGE, A YARD TO THE REAR AND OFFERS UPVC DOUBLE GLAZING THROUGHOUT AND IS HEATED VIA A GAS 'BACK BOILER'. SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN WE FEEL THE PROPERTY IS SUITABLE FOR LIVE IN OWNERS AND INVESTORS ALIKE.

- A LIKELY RENTAL INCOME OF £525-550 PCM - THIS A GROSS YIELD OF 10-11%

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



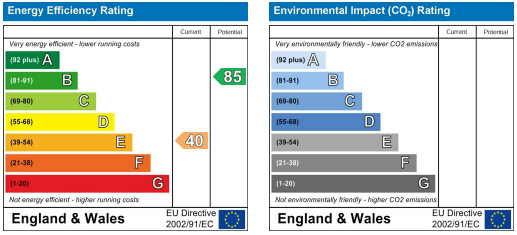
Floor Plan



Area Map



Energy Efficiency Graph



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