



6 Gladstone Terrace

, Ferryhill, DL17 0AA

£825,000

WE ARE CONFIDENTIALLY MARKETING A PORTFOLIO OF TEN RESIDENTIAL PROPERTIES LOCATED IN AND AROUND FERRYHILL, ALL OF WHICH ARE CURRENTLY LET AND OCCUPIED BY MAINLY LONG STANDING TENANTS (THIS IS CORRECT AS OF 10/4/25 HOWEVER AS EVER IS OPEN TO CHANGE). THE RENTAL INCOME ACROSS THE PORTFOLIO IS £72,300 PER ANNUM (ALBEIT ONE OF THE PROPERTIES IS PENDING RENT INCREASE DUE TO TAKE PLACE IN JULY). AT ASKING PRICE THE YIELD IS 8.95 %. ALL THE PROPERTIES ARE IN GOOD INTERNAL CONDITION WITH MODERN FIXTURES AND FITTINGS AND THE TENANTS HAVE THE PROPERTIES IN A GOOD STATE OF REPAIR. THE PORTFOLIO ARE LOCATED IN WHAT WOULD BE DEEMED TO BE MORE DESIRABLE LOCATIONS WITHIN FERRYHILL. FURTHER INFORMATION (INCLUDING PHOTOS AND VIDEOS) WILL BE MADE AVAILABLE TO THOSE WHO CAN DEMONSTRATE THE FINANCIAL ABILITY TO PROCEED.

- A MIX OF TERRACES (2 AND 3 BEDS) AND SEMI DETACHED PROPERTIES
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING IN ALL PROPERTIES (ALL CERTIFICATION UP TO DATE AND IN PLACE)
- PROOF OF FUNDS WILL BE REQUESTED UPFRONT BEFORE ANY INFORMATION (INCLUDING ADDRESSES) WILL BE RELEASED

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.



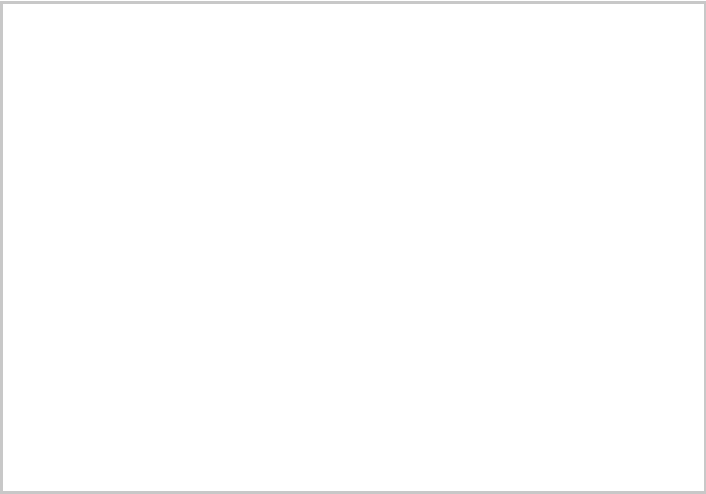
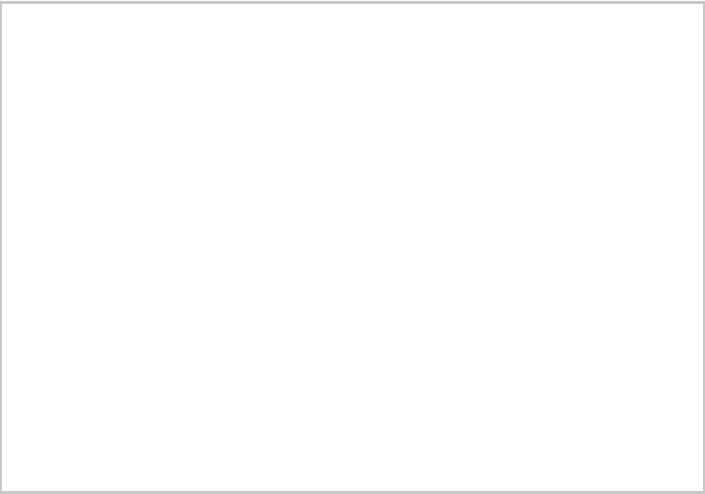
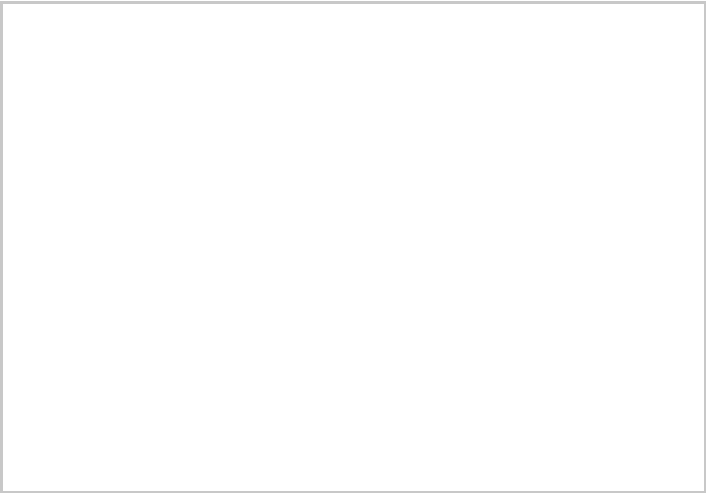
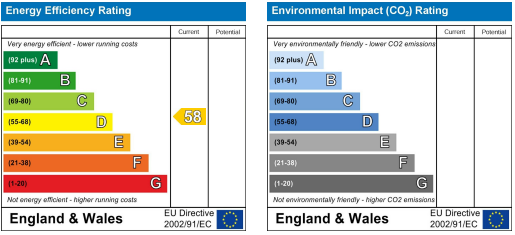
Floor Plan



Area Map



Energy Efficiency Graph



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