



25 Lanark Terrace

, Ferryhill, DL17 8JA

Offers in the region of £65,000

** A CURRENT YIELD OF 8% COURTESY OF AN ANNUAL RENT OF £6600 PER ANNUM THUS A YIELD OF 9.4% AT ASKING PRICE ** A BEAUTIFULLY MAINTAINED AND PRESENTED BAY WINDOWED INNER TERRACED PROPERTY OFFERING AN IMMEDIATE HIGH YIELD COURTESY OF A TENANT IN SITU. THE PROPERTY OFFERS MODERN FIXTURES AND FITTINGS THROUGHOUT AND IS SET CLOSE TO THE MARKET SQUARE AND ITS SHOPS AND AMENITIES. THE PROPERTY IS FULLY UPVC DOUBLE GLAZED AND HAS A GAS CENTRAL HEATING 'COMBI'. THE PROPERTY IS PRESENTED IN NEUTRAL MODERN SHADES AND ALLOWS ANY INCOMING LANDLORD TO PURCHASE WITHOUT THE WORRY OF ESSENTIAL WORKS. THE PROPERTY IN BRIEF YIELDS AN OPEN PLAN LOUNGE DINING ROOM, AND A MODERN KITCHEN TO THE GROUNDFLOOR WHILST THERE ARE TWO WELL SIZED DOUBLE BEDROOMS AND A FAMILY BATHROOM TO THE FIRST FLOOR. THERE IS A FORECOURT FRONTRAGE AND YARD TO THE REAR,

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

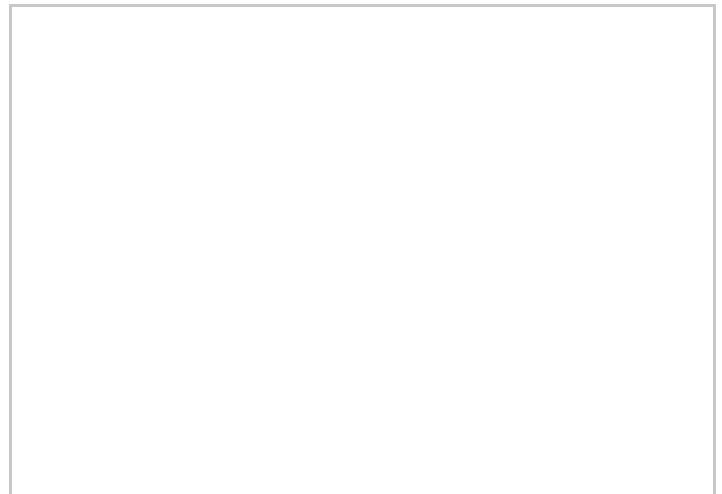
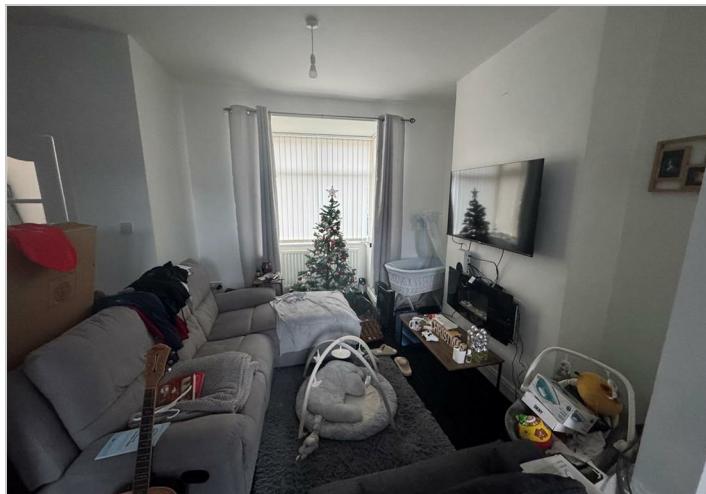


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.