



Ridley Street, DH9 0PD  
2 Bed - House - Terraced  
Offers Over £47,950

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\*\* TWO-BEDROOM MID-TERRACE – GAS CENTRAL HEATING & DOUBLE GLAZING – CONVENIENT LOCATION – EARLY VIEWING ADVISED \*\*

An ideal investment opportunity, this two-bedroom mid-terrace property. Located on Ridley Street in Stanley, it benefits from easy access to local amenities, schools, and transport links, making it a practical choice for landlords looking for a straightforward buy-to-let investment with income from day one.

The property features uPVC double glazing, gas central heating, and a functional layout. The ground floor comprises an entrance lobby, lounge and a kitchen/dining room with fitted units, work surfaces, and space for a small dining table. Upstairs, there are two double bedrooms and a bathroom. Externally, there is a rear enclosed yard.



## GROUND FLOOR

### Entrance Lobby

### Lounge

14'5" x 14'1" (4.4 x 4.3)

### Dining Kitchen

17'0" x 5'10" (5.2 x 1.8)

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

## FIRST FLOOR

### Landing

### Bedroom

14'1" x 11'9" (4.3 x 3.6)

### Bedroom

10'5" x 8'10" (3.2 x 2.7)

### Bathroom

6'2" x 5'6" (1.9 x 1.7)

## EXTERNALLY

### Rear Yard

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

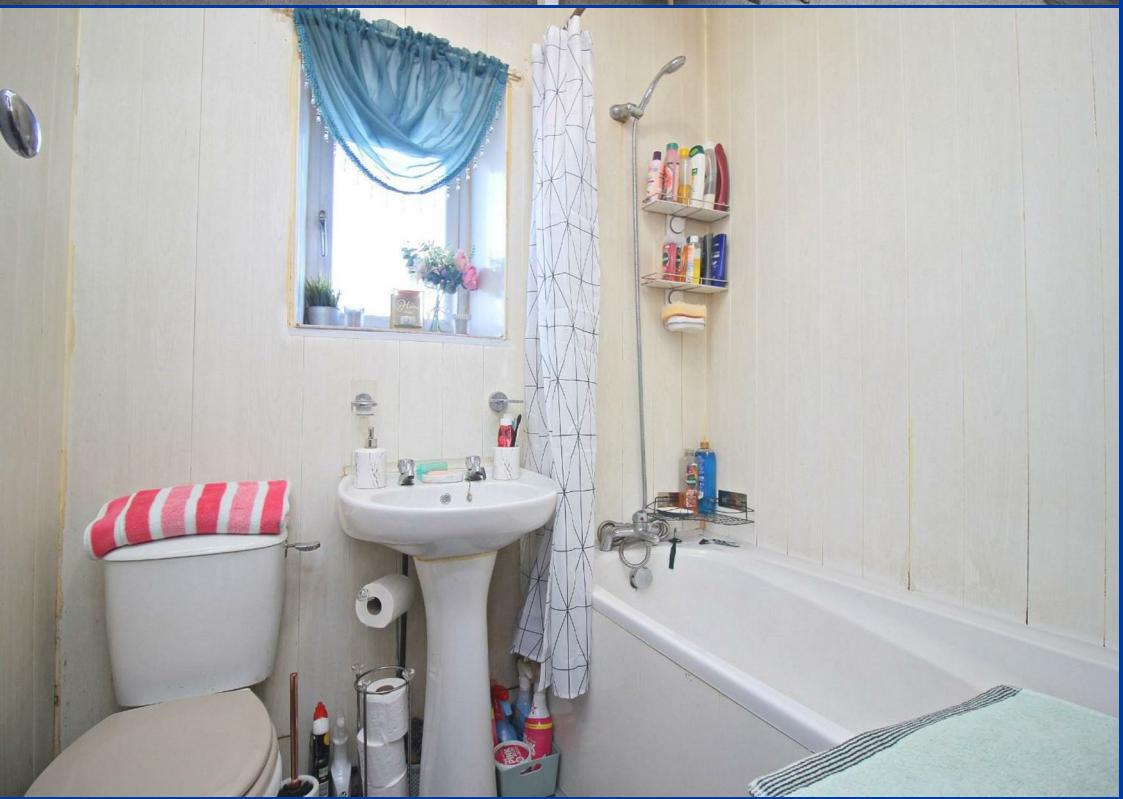
Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx.

£1,621 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

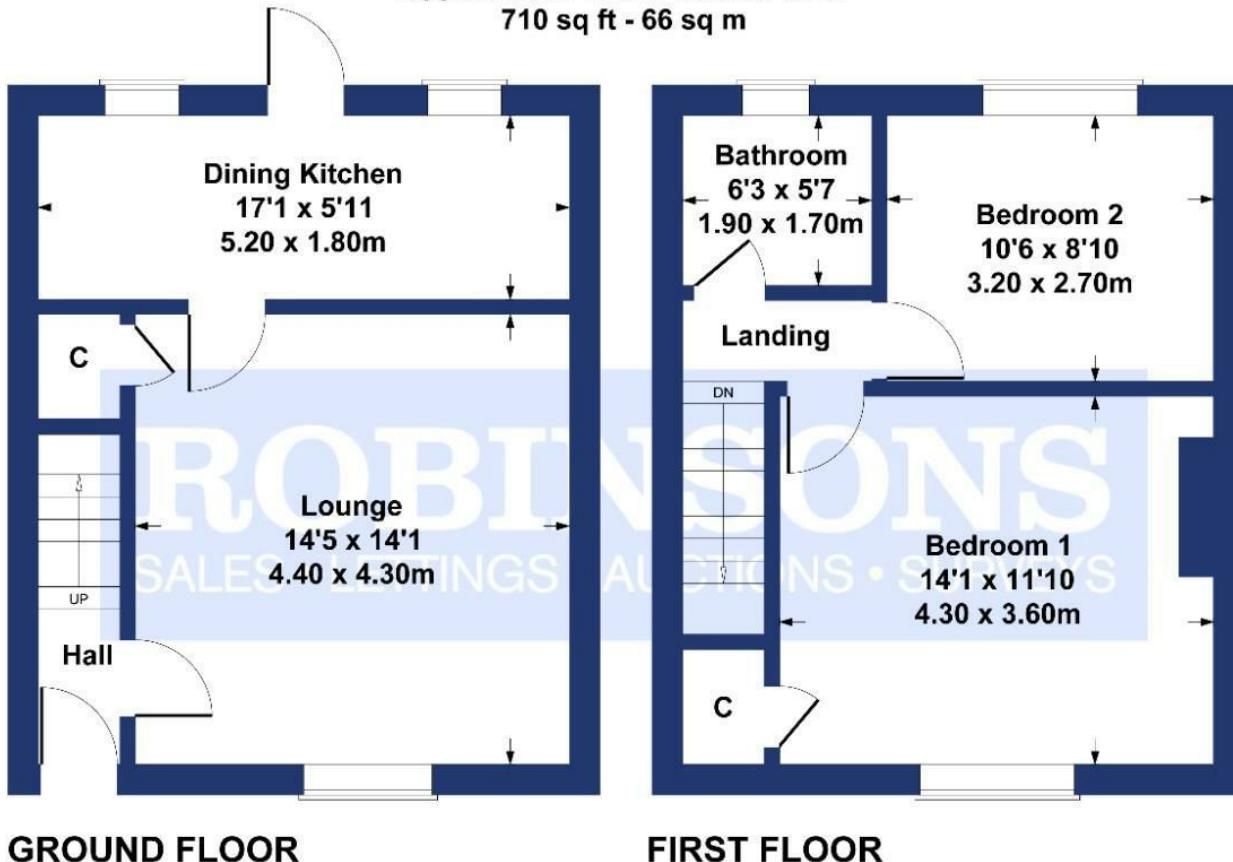




# Ridley Street

## Approximate Gross Internal Area

710 sq ft - 66 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	56
EU Directive 2002/91/EC			

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.