

**Stephenson Street, Ferryhill, County Durham, DL17 8PG**

**£50,000**

An excellent value and spacious 3 bed investment property. Currently tenanted at £500pm, presenting an excellent 12% rental yield. Requires some modernisation. Enclosed rear yard. Pleasant open front outlook.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent value 3 bed investment property. Located in this established area and enjoying an open front aspect over the central green. Features include: generous room sizes, gas central heating, PVCu double glazing, neutral decoration and scope to modernise. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the space, location, investment opportunity, potential and value.

## PROPERTY SUMMARY

The accommodation includes an entrance vestibule, lounge, dining kitchen, useful storage, three bedrooms and house bathroom. Externally the property is street lined to the front and has a South facing enclosed rear yard with gated rear access.

## LOCATION

The property is well situated on an established street within Ferryhill, within easy reach of open countryside as well as the village centre. There is a wide selection of amenities in the village, including shops, schools, medical facilities, pubs and cafes. There is also easy access into Spennymoor, Bishop Auckland and Newton Aycliffe, which offer a further wide array of amenities. This area is also well placed for days out into Teesdale, The Yorkshire Dales and the North East's coastline. There are established transport links in the area, and the A1 and A167 are also easily accessible, making this a popular base for commuters.

## DIRECTIONS

Sat Nav location: DL17 8PG.

## GROUND FLOOR

PVCu front door into a small lobby area. Inner door to:

**Lounge** 15' 11" x 14' 0" (4.85m x 4.26m) max inc stairs.

Spacious lounge with front window and staircase. Doorway to:

**Kitchen Diner** 10' 11" x 10' 6" (3.32m x 3.20m)

Fitted kitchen with space for a breakfast/dining table. There are two useful store cupboards accessed from the kitchen. Timber rear door.





## FIRST FLOOR

Landing with loft access hatch.

**Bedroom One** 12' 6" x 9' 1" (3.81m x 2.77m)

Double bedroom with rear window.

**Bedroom Two** 12' 4" x 9' 1" (3.76m x 2.77m)

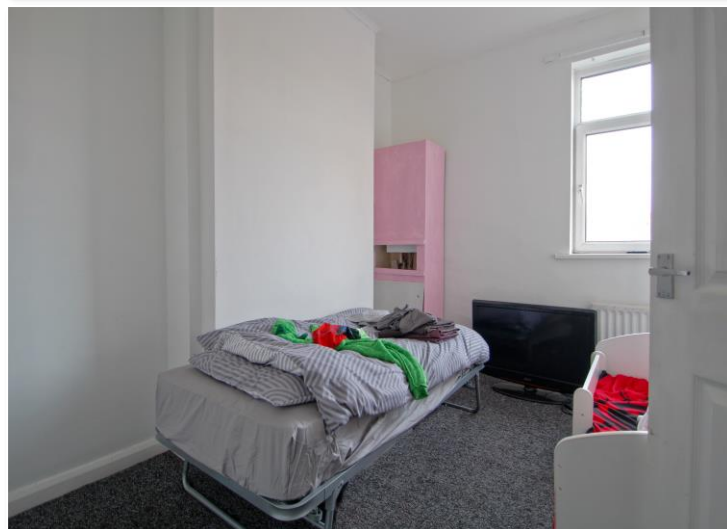
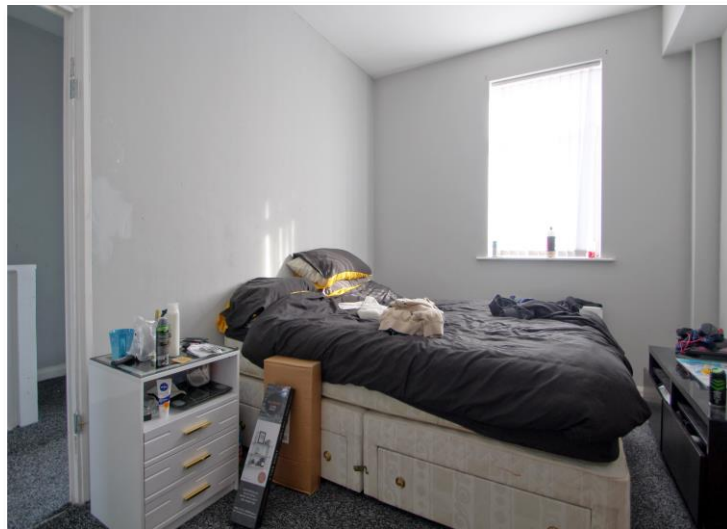
Double bedroom with front window. Chimney breast and wall mounted combi boiler.

**Bedroom Three** 8' 2" x 6' 6" (2.49m x 1.98m)

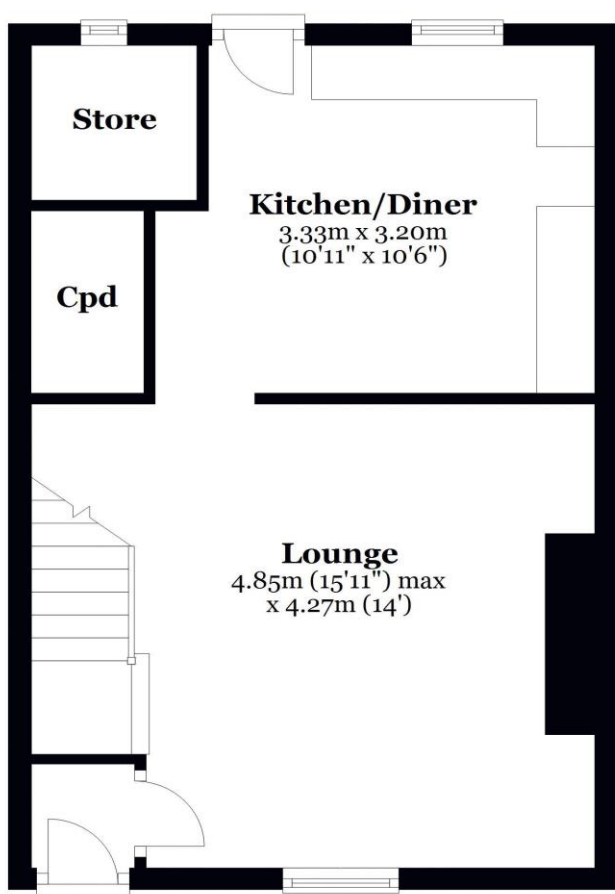
Single bedroom with front window.

**Bathroom** 6' 5" x 5' 5" (1.95m x 1.65m)

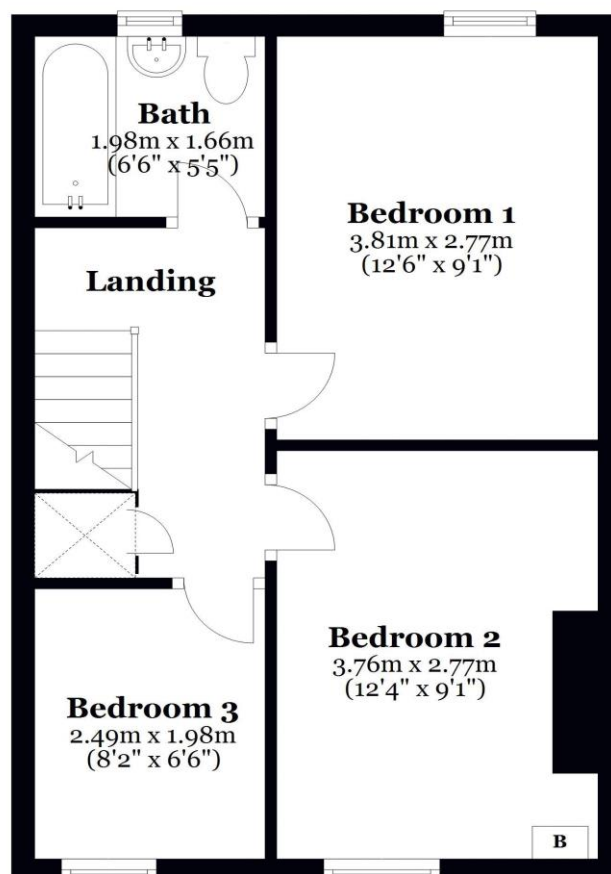
Fitted bath suite. Rear window.

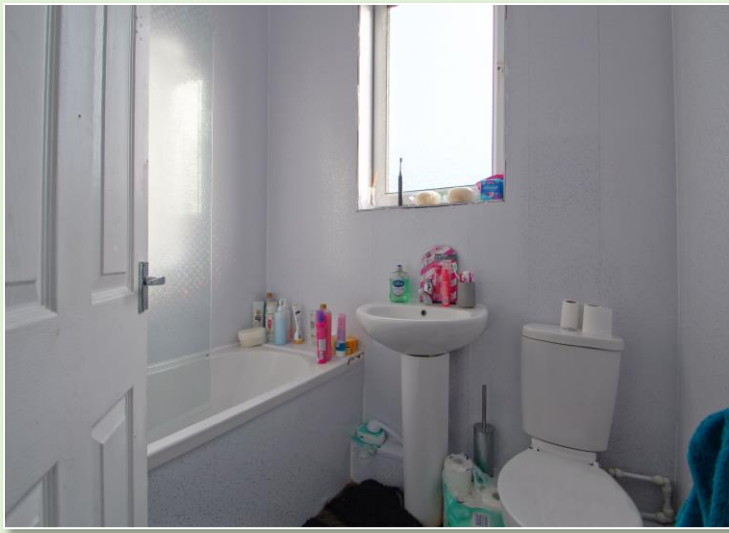


## Ground Floor



## First Floor





## OUTSIDE

Street lined to the front. To the rear is a low maintenance yard, enjoying a southerly aspect and gated rear access.

## AGENT'S NOTES

The property is currently tenanted at £500 per month.

## PROPERTY TO SELL?

Based in Yorkshire, we sell successfully for clients throughout the UK.

We handle all types of property, with a particular speciality in the sale of Period, Individual and Rural properties. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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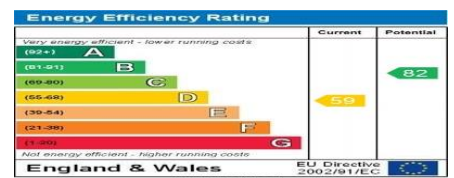
## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** A.

These details were prepared / amended on: 06/02/2025



### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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