



## Farrier Close

, Pity Me, DH15XY

Offers In The Region Of £115,000

We are thrilled to introduce to the market this distinctive duplex apartment, located on the second floor in the sought-after area of Pity Me. This residence is ideally situated, offering convenience with its proximity to a selection of shops, schools and sports facilities, all encompassed within a generously sized and well planned layout.

**\*\*Key Features Include\*\***

- **\*\*Unique Duplex Configuration\*\*** Savour the luxury of living across two interconnected levels, which provides a blend of privacy and adaptable living spaces. The modern fixtures and understated decor invite a sense of warmth and comfort into every room.

- **\*\*Light-filled and Spacious\*\*** Bask in the comfort of the expansive lounge, including a distinct dining space, ideal for both relaxation and social gatherings. Boosting two generously proportioned double bedrooms, this apartment is perfectly suited for couples, professionals, or roommates seeking a blend of style and functionality.

- **\*\*Superb Connectivity\*\*** Benefit from exceptional transport connections via the A167 and A1(M), ensuring ease of travel. Additionally, its prime location places shops, educational facilities, and sports venues within a simple stroll away.

We highly advise arranging an early viewing to truly appreciate what this exceptional home offers. Reach out to us now to book your viewing and personally experience the allure of this exquisite dwelling.

**\*\*Investment Potential\*\***

This apartment also presents a lucrative investment prospect. Given its advantageous position and sought-after amenities, it stands as an appealing proposition for investors aiming to secure steady financial gains. It has a long history in use as a rental property and has been well maintained.

- 2 Bedrooms
- No upward chain
- Leasehold- 104 years remaining
- Ground rent £125 annually
- Double Glazed
- Shops, schools, and sporting facilities within walking distance.
- Investment Opportunity
- EPC C
- Council tax band B
- Duplex

### Viewing

Please contact us on 0191386 7539 if you wish to arrange a viewing appointment for this property or require further information.



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