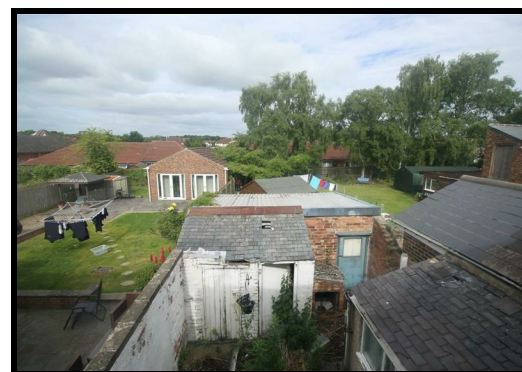
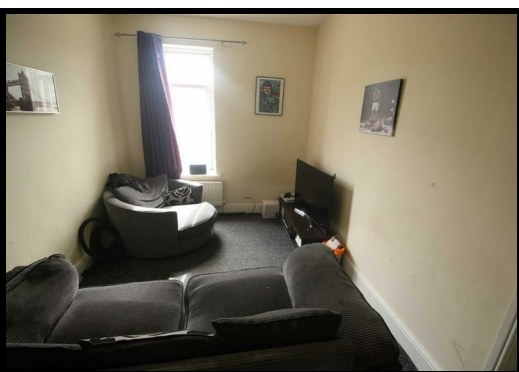




## 8/8A Charlotte Terrace, Chilton, Ferryhill Offers In Excess Of £50,000

**\*\*\*ATTENTION INVESTORS\*\*\*** A superb opportunity has arisen to acquire a competitively priced ground floor retail unit with a one bed roomed apartment above and a large garage which is located on Charlotte Terrace in Chilton. In brief the property is comprised of a ground floor retail unit which is currently let out to a beautician and tanning shop and a one bed roomed apartment above. The one bed roomed apartment has a hallway, a living room, kitchen, one bedroom and a shower room. The village of Chilton offers a range of amenities. A wider range of amenities can be found a short drive away in the market town of Ferryhill. The property as a whole has potential to achieve a rental income of £709.00 per calendar month which is an excellent yield for a potential investor.

We recommend viewings at the earliest opportunity to avoid disappointment..



# 8/8A Charlotte Terrace, Chilton, Ferryhill

## General Remarks

A truly outstanding opportunity has arisen to acquire a ground floor retail unit with a one bed roomed apartment above and a large garage.

Occupying an extremely pleasing position on Charlotte Terrace in Chilton

We recommend viewings at the earliest opportunity to avoid disappointment

Garage included

## Location

The property occupies a pleasing position on Charlotte Terrace in Chilton. The village offers a range of amenities including a convenience store and a Primary School. A wider range of amenities can be found in the near by market town of Ferryhill. The property is conveniently situated for the A167 and the A1M providing fantastic commuter access. East Coast mainline rail services are available at both Darlington and Durham and air travel is available from both Newcastle and Teesside Airports.

## Ground Floor Retail Unit

A ground floor shop currently let out as a beauty salon and tanning shop achieving a rental of £384.00 per calendar month.

## First Floor Apartment

A first floor apartment currently let out achieving a rental of £325.00 per calendar month.

## Entrance Hallway

The entrance hallway is warmed by a central heating radiator. A staircase leads to the first floor apartment.

## Living Room

13'1" x 8'10"

The living room is warmed by a central heating radiator and benefits from a UPVC double glazed window overlooking the front of the property.

## Kitchen

7'10" x 10'3"

The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from vinyl flooring, an electric oven and hob, a wall mounted boiler, a UPVC double glazed window and plumbing for an automatic washing machine.

## Bedroom

13'1" x 7'5"

A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the front of the property.

## Shower Room

6'7" x 7'3"

The shower room has vinyl flooring, a UPVC double glazed window and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.