



## Johnson Street

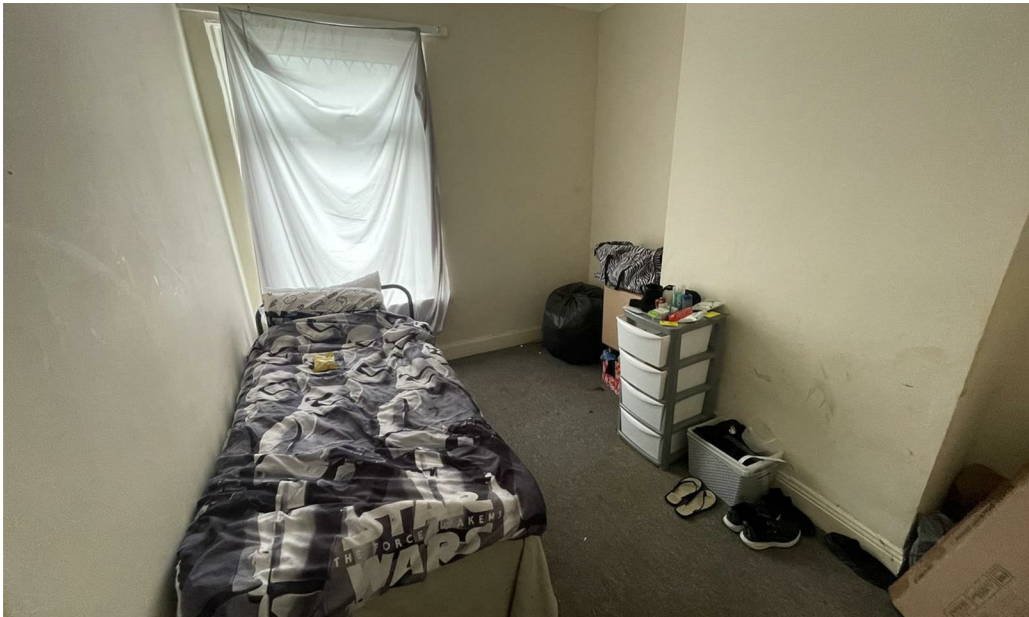
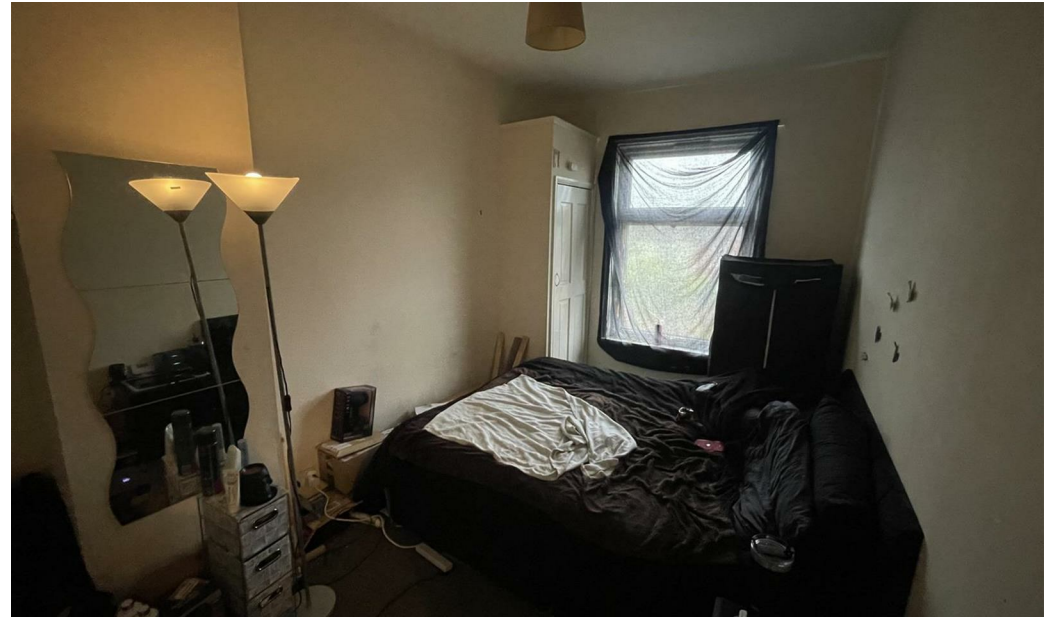
Eldon Lane, Bishop Auckland DL14 8TJ

Chain Free £55,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Johnson Street

Eldon Lane, Bishop Auckland DL14 8TJ



- Excellent Investment Opportunity
- £475 pcm Rental Income
- Yard To The Rear

- Sold With Sitting Tenant - Cashflow From Day One!
- Lettings/Management Services Available
- Viewing recommended

- Three Bedroom Terraced Home
- Potential 10% Gross Yield (Based on Asking Price)
- Lounge With Feature Fireplace

This delightful 3-bedroom mid-terraced house is a savvy investor's dream! A golden opportunity, this property comes fully equipped with a sitting tenant, guaranteeing a steady cash flow from day one. Boasting a monthly rental income of £475 and the potential for a stellar 10% gross yield based on the asking price, this home is a promising addition to any investment portfolio. Worried about managing the property? Fret not! Lettings and management services are readily available to make your life easier and your investment worry-free.

Whether you are looking to expand your investment portfolio or seeking a charming home with potential, this property ticks all the boxes. Don't miss out on this fantastic opportunity to secure a high-yielding investment with a sitting tenant in place, ready and waiting for you to reap the rewards!

## Ground Floor

### Entrance Hallway

Entrance door, wood effect flooring, storage cupboard.

### Lounge

12'3" x 11'10" (3.74m x 3.61m)

Window to front, brick effect fireplace, wood effect flooring, radiator.

### Kitchen/Diner

Window to rear, wood effect flooring, fitted wall and base units, sink/drain, space for cooker.

### Utility Room

Windows to rear, fitted base units, wood effect laminate flooring, radiator.

## First Floor

### Landing

Carpet flooring

### Bedroom One

12'3" x 11'9" (3.74m x 3.59m)

Located to the rear, carpet flooring, upvc window, radiator.

### Bedroom Two

10'6" x 12'7" (3.22m x 3.85m)

Located to the rear, carpet flooring, radiator.

### Bedroom Three

13'8" x 5'5" (4.19m x 1.67m)

Located to front, carpet, radiator, window.

### Bathroom

Bath with shower over, basin, WC.

### Exterior

Enclosed yard to rear of property.

### Agent Notes

Please be advised that these for sale details and images have been supplied to us via a third party. We therefore cannot verify their accuracy and would recommend that you arrange to visit and take a look for yourself.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2089-6000-2820-3051>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps

Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking to your mobile provider.

Council Tax: Durham County Council, Band: D. Annual price: £2,340.77 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of flooding from surface water, rivers and the sea

### Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



## Property Information

Durham County Council - Council Tax Band D  
Tenure - Freehold

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