



## 29 North Street

, Ferryhill, DL17 8HX

Offers in the region of £120,000

A HIGHLY SPACIOUS AND CHARACTERFUL BAY WINDOWED END OF TERRACE PROPERTY DATING BACK TO 1900, LOCATED ON THE OUTER EDGE OF THE CENTRAL MARKET AREA WITHIN FERRYHILL. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, INCLUDING HIGH CEILINGS WHICH ACCENTUATES THE FEELING OF SPACE FURTHER STILL. IN BRIEF THE PROPERTY COMPRISSES OF A TOTAL OF THREE HIGHLY SPACIOUS RECEPTION ROOMS, INCLUDING A GARDEN ROOM TO THE REAR AND A GOOD SIZED KITCHEN. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM. THE PROPERTY IS AWASH WITH ORIGINAL CHARACTER FEATURES AND IS IDEAL FOR ACCESS INTO THE MARKET CENTRE, OR FURTHER AFIELD INCLUDING DURHAM A 7 MILE OR APPROXIMATELY 20 MINUTE JOURNEY TO DURHAM, AND 13 MILES OR 25 MINUTES TO DARLINGTON. There is currently a tenant in situ who ideally wishes to stay. The property currently generates a 7% gross yield courtesy of a £8,400 annual rental income which we feel is below 'market value'.

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



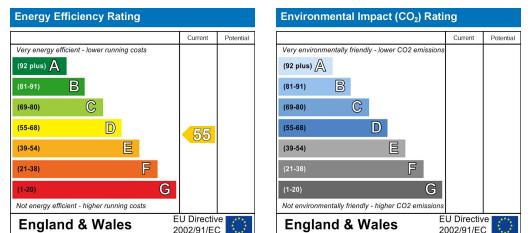
## Floor Plan



## Area Map



## Energy Efficiency Graph



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