

Margaret Street, Ludworth, DH6 1NG
3 Bed - House - End Terrace
O.I.R.O £79,950

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**No Chain ** Refurbished Three-Bedroom End-Terrace Home ** Ideal First Buy or Investment with Potential 9–10% Rental Yield ** Village on the Outskirts of Durham ** Good Road Links **

This recently refurbished three-bedroom end-terrace property offers spacious and well-presented accommodation, making it an ideal purchase for first-time buyers, families and buy-to-let investors. With a newly fitted kitchen and bathroom, generous room sizes and a convenient village location, the property is ready to move into.

The accommodation comprises an entrance hallway leading into a spacious lounge, with an open archway providing access to a separate dining room, creating a practical living and entertaining space. To the rear is a newly fitted kitchen, complete with an integrated oven and hob, together with space for additional appliances.

To the first floor are three bedrooms and a newly fitted family bathroom, comprising a modern white suite with a shower over the bath. Externally, the property benefits from an enclosed, low-maintenance paved rear yard.

Situated in the popular semi-rural village of Ludworth, approximately seven miles east of Durham City, the property enjoys a pleasant setting surrounded by open countryside. The village offers local amenities including a shop, primary school and bus services, while a wider range of facilities can be found in Durham City.

For commuters, the A19 is approximately five miles away, with the A1(M) and surrounding road networks providing convenient access across the North East.







Agents Notes

Council Tax: Durham County Council, Band A - Approx. £1748 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











Margaret Street

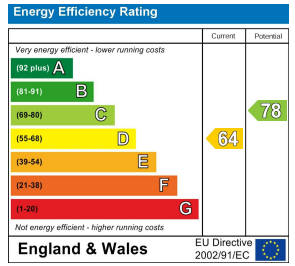
Approximate Gross Internal Area
904 sq ft - 84 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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