



12 Ewehurst Crescent

Dipton, Stanley, DH9 9JA

Guide price £90,000

A well presented two-bedroom semi-detached property in the ever-popular village of Dipton, offered For Sale via Option A – Unconditional Online Auction with a BUY IT NOW PRICE of £90,000 plus Auction Fees of £4,800 Inc VAT.

The spacious layout briefly comprises entrance vestibule with stairs to first floor, large lounge with garden views, impressive fitted kitchen diner and rear porch. To first floor are two generous sized bedrooms and a family bathroom WC. Externally is a front garden and rear garden with hard standing providing off street parking.

Sold as a let investment with the current tenants paying £625 PCM or £7,500 per annum, returning a yield of 8.33% on the advertised BUY IT NOW PRICE.

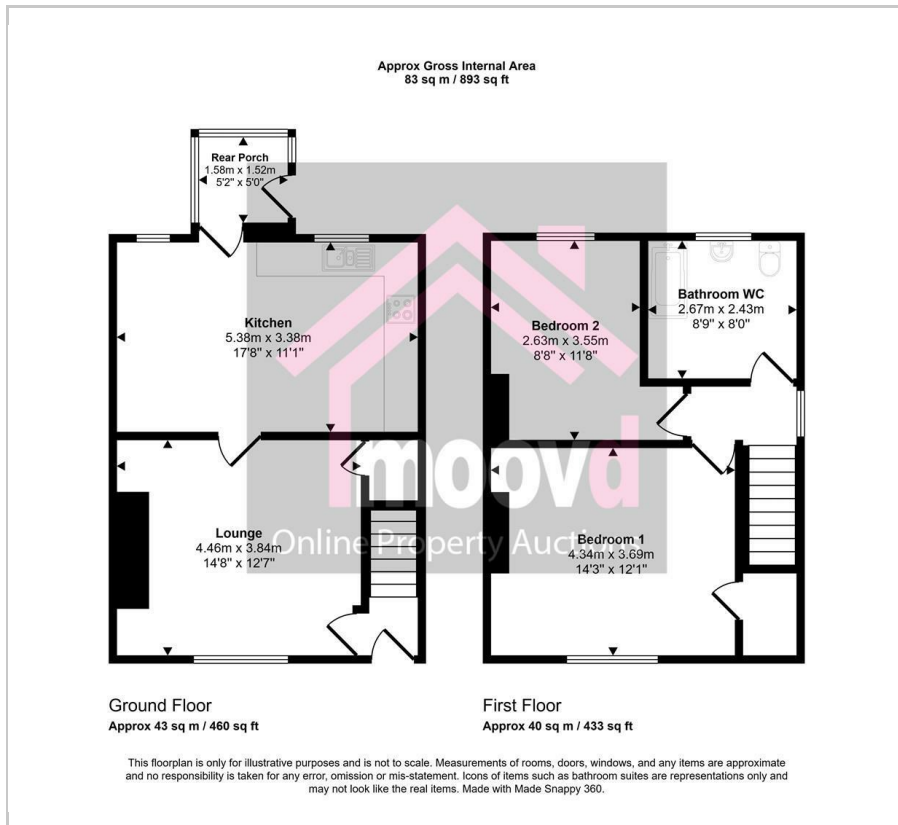
The accommodation on offer, is located between nearby towns and villages of Stanley, Consett and Rowlands Gill and within easy reach of local, schools, shops, transport links and amenities.

An early viewing is strongly advised and by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction Terms
- BUY IT NOW PRICE of £55,000 plus Auction Fees of £4,800 Inc VAT
- Let two bedroom semi-detached
- Sold with rental income of £625 PCM or £7,500 per annum
- Popular village location
- INTERESTED? VIEW ME!



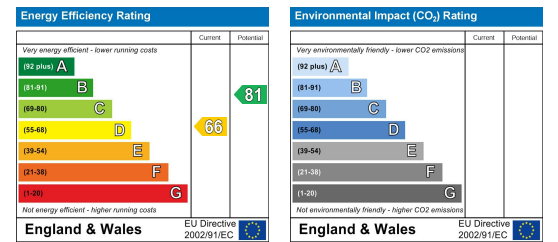
Floor Plan



Area Map



Energy Efficiency Graph



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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