



21 Morrison Terrace, Ferryhill
Ferryhill



Offers in Region of £85,000



21 Morrison Terrace

Ferryhill

- Sold with tenant in situ – immediate rental income
- Spacious three-bedroom end-terrace
- Generous lounge and separate dining room
- Fitted kitchen
- Family bathroom
- Energy Performance Certificate: C

High- Yield Investment Opportunity – 3-Bedroom End-Terrace

Positioned next to Mainsforth Cricket Field, this spacious three-bedroom end-terrace property presents an excellent opportunity for landlords and property investors looking for a ready-to-go investment with a tenant already in situ.

The property is currently let at £550 per calendar month, providing the new owner with an immediate rental income from day one. At the asking price of £85,000, this equates to an attractive 7.76% gross rental yield, with further scope for rental growth in the future towards full market value.

The property offers spacious three-bedroom accommodation and provides a practical and appealing home for long-term tenants, making it a strong addition to an existing portfolio or an ideal investment for a first-time landlord.

The garage and grassed area located to the rear, across the road from the property, are **not included in the freehold**. These are currently rented at a cost of **£40 per year**.

Importantly, the property is fully compliant, with no immediate compliance expenditure required for the incoming landlord. The EPC is rated C and is valid until November 2035, while the EICR has five years remaining. The CP12 Gas Safety Certificate was completed on 16 June 2026.

With an established tenancy, immediate rental income, an attractive gross yield and all key safety certification up to date, this is a straightforward investment opportunity requiring no immediate compliance spend.

For further information or to arrange a viewing, please contact us today.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property.









Vestibule

3'4" × 4'4" — 1.04m × 1.33m

Hallway

3'4" × 12'1" — 1.03m × 3.69m

Lounge

14'0" × 13'1" — 4.29m × 4.00m

Dining Room

14'2" × 15'7" — 4.33m × 4.77m

Kitchen

6'0" × 13'10" — 1.83m × 4.23m

Landing

3'1" × 15'9" — 0.95m × 4.82m

Bedroom 1

8'8" × 16'7" — 2.65m × 5.07m

Bedroom 2

9'11" × 12'3" — 3.03m × 3.76m

Bedroom 3

7'10" × 13'1" — 2.41m × 4.01m

Bathroom

5'11" × 7'10" — 1.82m × 2.40m





FRONT GARDEN

YARD

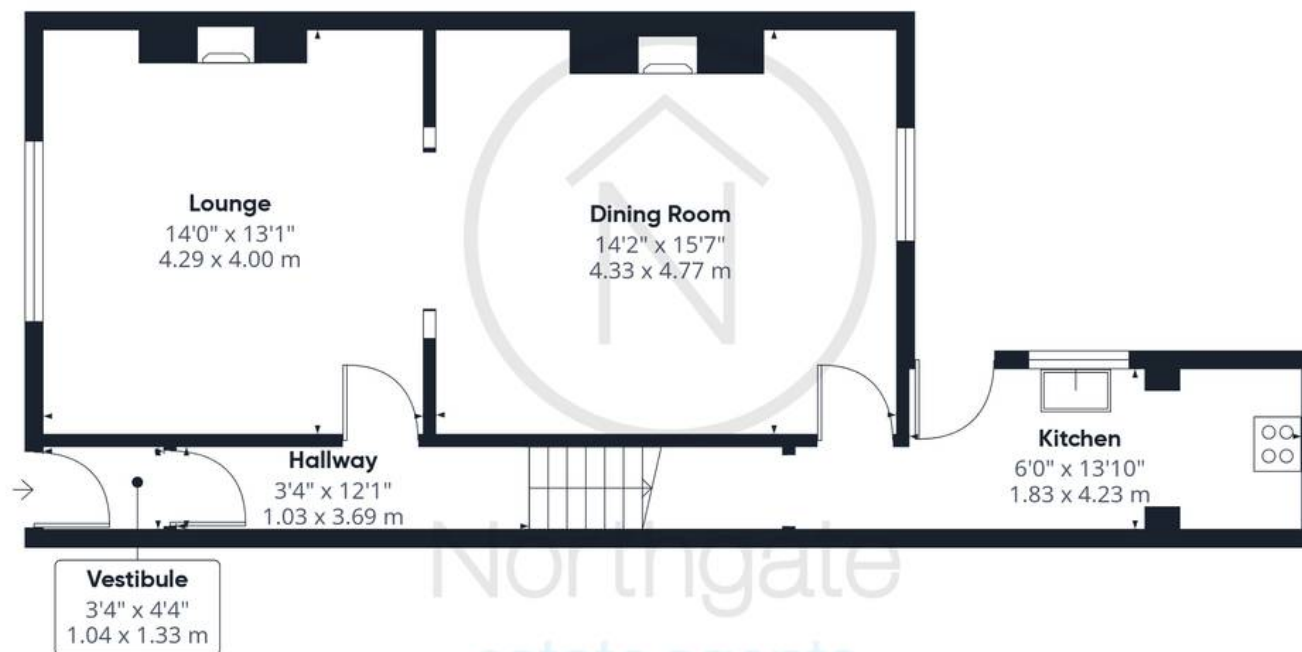








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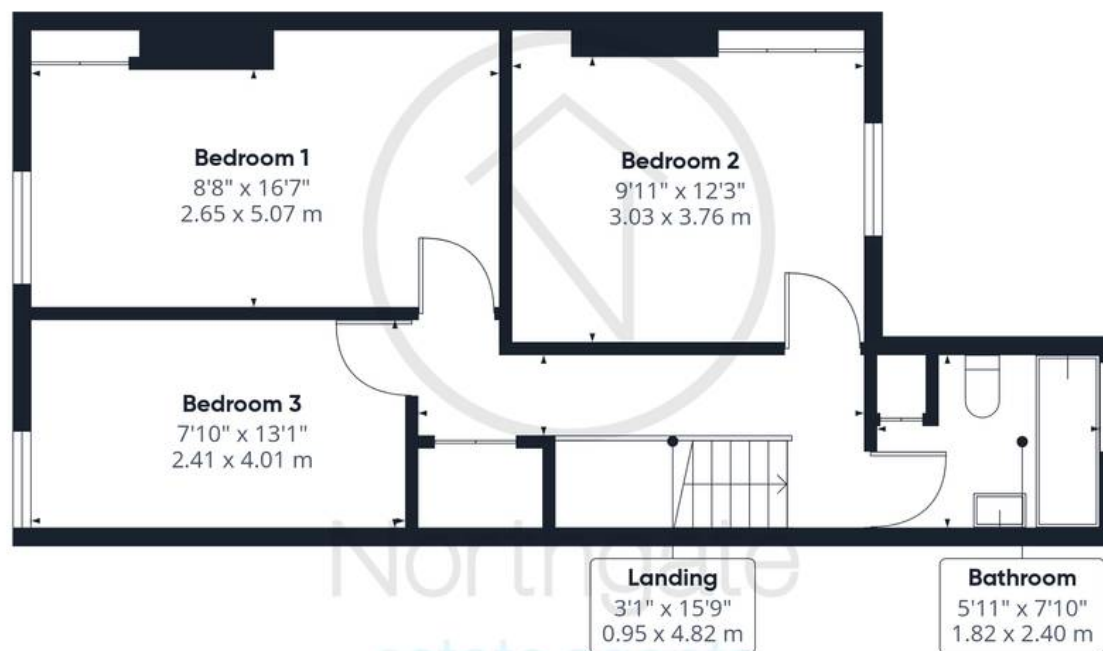


Ground Floor

Approximate total area⁽¹⁾

1095 ft²

101.8 m²



Floor 1



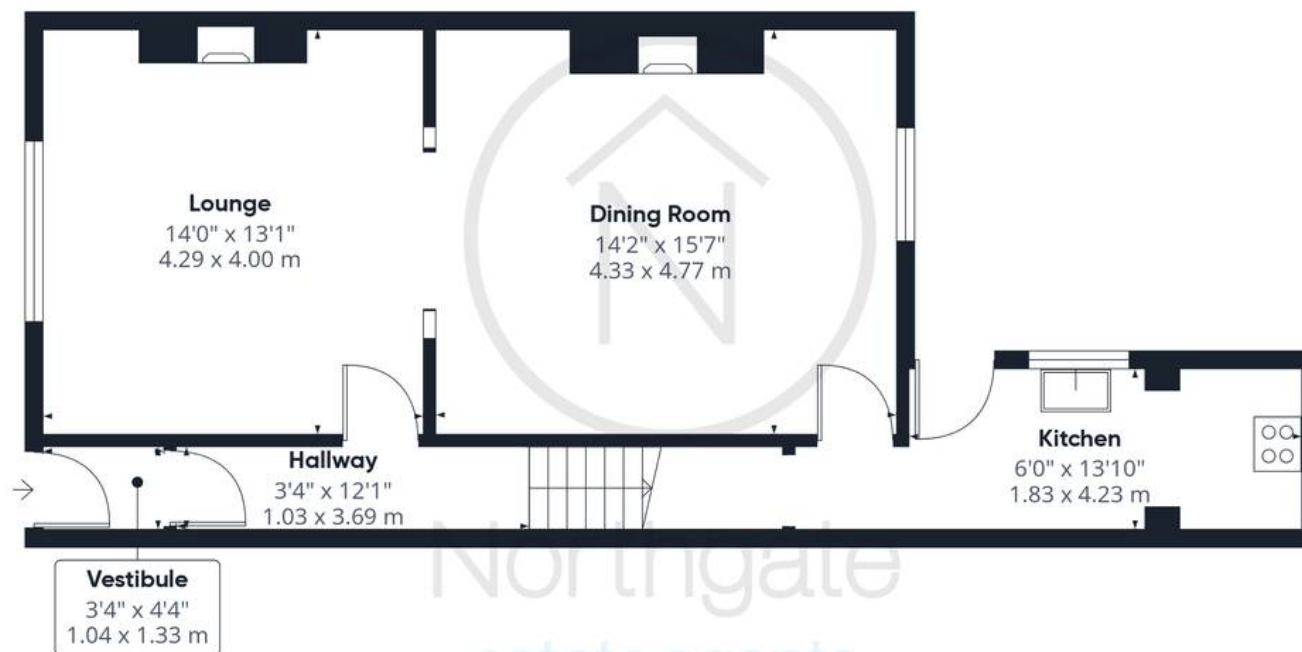
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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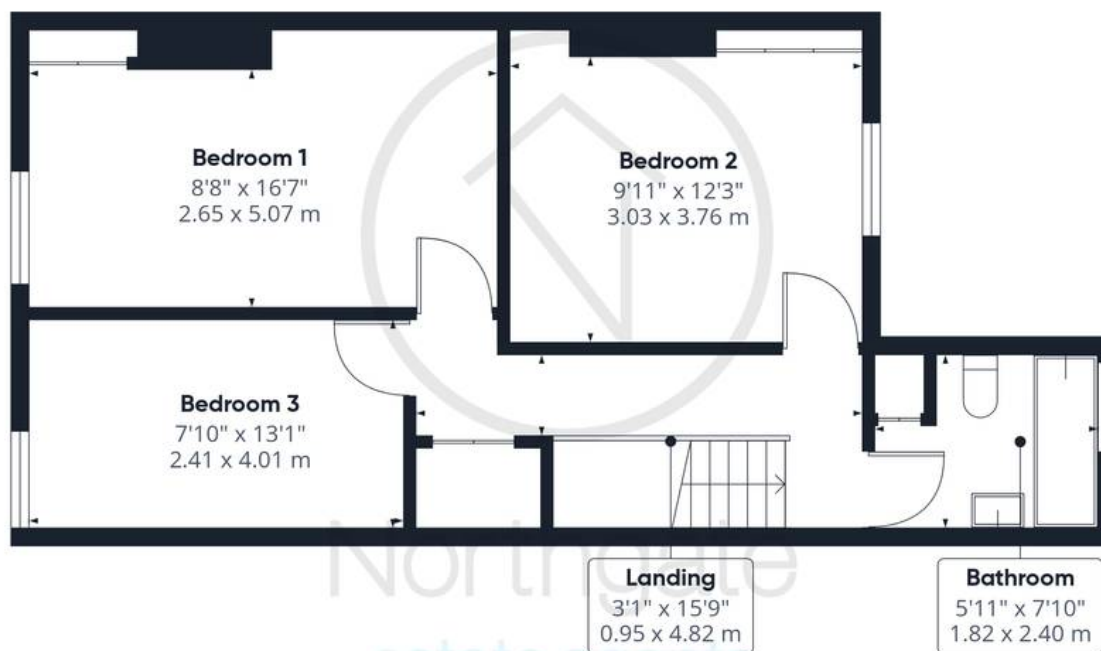


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