



## 8 Newton Street

, Ferryhill, DL17 8PW

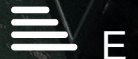
**Offers in excess of £50,000**

\*\* IDEAL FOR ANYONE WISHING TO FOCUS ON HIGH YIELD - WITH A TENANT IN SITU PAYING £475 PCM THUS AN ANNUAL RETURN OF £5,700 CREATING A GROSS YIELD OF 11% + AT GUIDE PRICE. \*\*

THE PROPERTY IS LOCATED IN THE 'DEAN BANK' AREA OF FERRYHILL, CLOSE TO SCHOOLS / LOCAL CONVENIENCE STORES AND WITHIN A MERE 10 MINUTES WALK FROM THE MARKET CENTRE OF FERRYHILL, WITH THE A167 PROVIDING EASE OF ACCESS TO 'DURHAM GATE' AND ASSOCIATED ROAD ROUTES TO SPENNYMOOR, DURHAM AND NEWCASTLE WHILST IN THE OPPOSITE DIRECTION THERE IS EASE OF ACCESS TO NEWTON AYCLIFFE, AND THE A1 ROADLINK. THE PROPERTY IS OF A SPACIOUS DESIGN AND PROVIDES TWO RECEPTION ROOMS, A KITCHEN AND DOWNSTAIRS BATHROOM, WHILST TO THE FIRST FLOOR ARE TWO DOUBLE SIZED BEDROOMS. THE PROPERTY IS BEING SOLD WITH THE TENANCY IN SITU.

### 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.



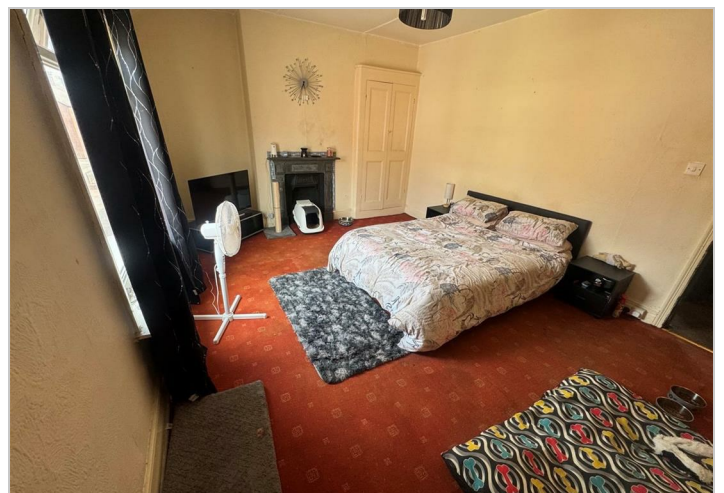
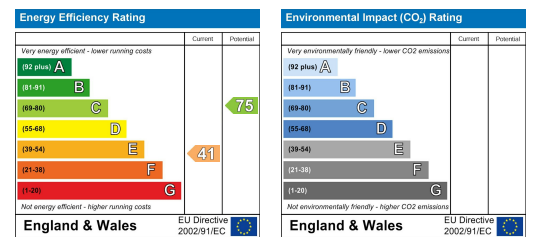
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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