



## 68 Orwell Gardens

, Stanley, DH9 6QA

Offers in the region of £90,000

\*\* A MODERN TWO BEDROOM TERRACED PROPERTY LOCATED IN THIS MODERN DEVELOPMENT WITHIN STANLEY, COUNTY DURHAM CLOSE VARIOUS AMENITIES AND SCHOOLS INCLUDING THE 'ST MARYS ROMAN CATHOLIC VOLUNTARY AIDED PRIMARY SCHOOL' AND THE 'NORTH DURHAM ACADEMY'. THE PROPERTY IS ALSO CONVENIENTLY POSITIONED FOR ACCESS TO CONSETT AND PRUDHOE AS WELL AS THE A1 ROADLINK. THE PROPERTY IS CURRENTLY LET (WITH THE SAME TENANT HAVING BEEN IN SITU SINCE MARCH 2023) AND IS BEING SOLD THIS WAY. \*\*

A modern two bedroom terraced property with allocated parking to the front and what we feel is a large garden (for the property type) to the rear. Internally the property offers an entrance hall, downstairs W.C., a reception room, and to the first floor are two Bedrooms and a family Bathroom.

- A RENTAL RETURN OF £475PCM (6.3% GROSS YIELD AT ASKING) WHICH IS LOWER THEN MARKET VALUE RENT.
- MARKET VALUE RENT IN THE REGIO OF £650 PCM WHICH WOULD RAISE THE YIELD TO 8.7% AT ASKING

### 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.



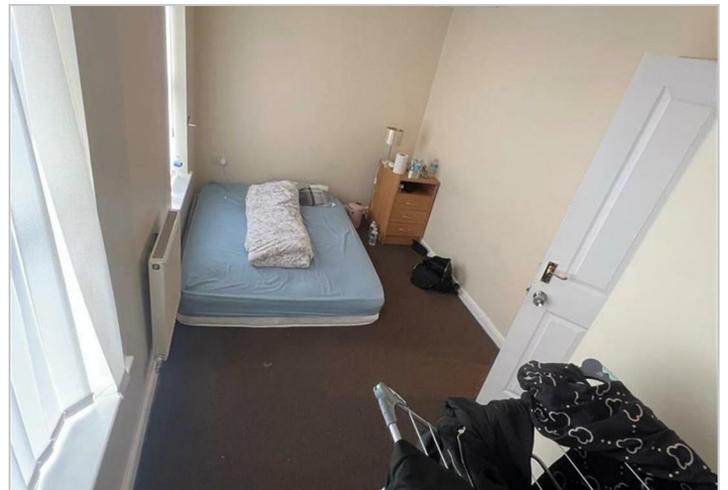
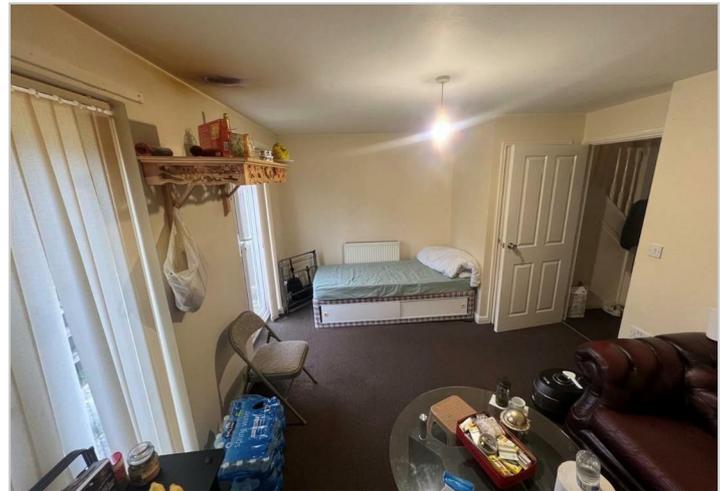
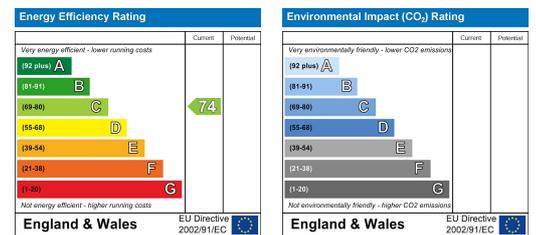
## Floor Plan



## 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.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>