



## 27 Windsor Avenue

, Ferryhill, DL17 8JG

Offers in the region of £75,000

\*\* A WELL PRESENTED THREE BEDROOM TERRACED PROEPRTY BEING SOLD WITH A TENNAT IN SITU - WITH A GROSS YIELD OF OVER 9% AND IMMEDIATE RETURNS. \*\* THE PROPERTY IS PRESENTED IN A MODERN STYLE THROUGHOUT, AND IN BRIEF COMPRISES TWO SPACIOUS RECEPTION ROOMS THAT ARE OF AN OPEN PLAN NATURE AND A KITCHEN TO THE GROUND FLOOR, WHILST TO THE FIRST FLOOR ARE THREE WELL SIZED BEDROOMS AND A FAMILY BATHROOM. WITH DOUBLE GLAZING THROUGHOUT AND A GAS CENTRAL HEATING COMBI SYSTEM THE PROEPRTY MAKES AN IDEAL INVESTMENT.

### 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.



3



1



1





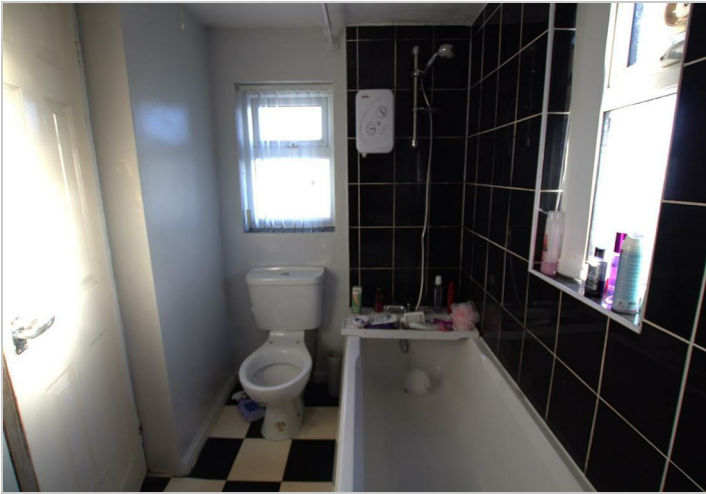
Floor Plan



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.