



18 Hawthorne Road

, Ferryhill, DL17 8DP

Offers in the region of £105,000

A LARGER STYLE THREE BEDROOM SEMI DETACHED PROPERTY LOCATED ON THIS QUIET ROAD LOCATED CENTRALLY WITHIN FERRYHILL, SET BACK FROM DURHAM ROAD. THE PROEPRTY IS CURRENTLY TENANTED AT A RENT OF £8,400 PER ANNUM, BASED ON A £700 MONTHLY RENT. THE TENANTS ARE WORKING, AND KEEP THE PROPERTY TO A GOOD STANDARD INTERNALLY AND IDEALLU WITH TO STAY. THE PROEPRTY IN BRIEF OFFERS A SPACIOUS LOUNGE, A WELL SIZED DINING KITCHEN, AND A CONSERVATORY. THEN TO THE FIRST FLOOR ARE THREE BEDROOMS, A FAMILY ABTHROOM AND A LOFT LADDER ACCESSED BOARDED OUT LOFT ROOM. THE PROPERTY ALSO OFFERS OFF STREET PARKING TO THE FRONT WHICH OFFERS SPACE FOR PARKING AND A AREA OF LAWN. TO THE REAR IS A WELL SIZED LAWNED GARDEN WITH A RAISED AREA OF DECKING FOR EXTERNAL ENTERTAINING AND ENJOYING THE SUMMER MONTHS.

- AN 8% GROSS YIELD AT ASKING PRICE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING COURTESY OF A COMBI BOILER

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.



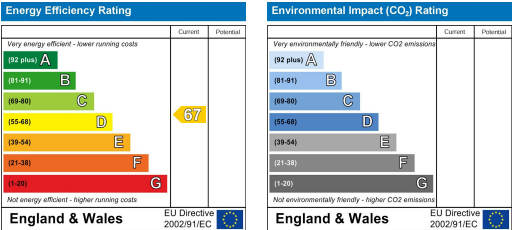
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.