Langdales
Professional Estate & Letting Agents

Hallgarth Terrace, Ferryhill DL17 8HZ

Asking Price: **£51,500** EPC Rating: **E**

We are delighted to market for sale this TWO BEDROOM end terrace property available to purchase with TENANT IN SITU paying an annual rent of £5,160, therefore providing an excellent investment opportunity to both professional and novice landlords alike. The property is conveniently situated within easy access of Ferryhill's bustling market place and Town Centre and enjoys recently replaced roof covering and both gas central heating and double glazing throughout. Internal viewing is highly advisable to appreciate accommodation comprising of: Entrance Vestibule, Lounge, Dining Room, Kitchen, Rear Hall and Bathroom to the Ground Floor. To the First Floor are Two Double Bedrooms. Externally there is an Enclosed Yard to the Rear.

43 High Street, Spennymoor DL16 6BB Tel: 01388 810500 info@langdalesestates.co.uk

Your Property Stop Limited - Company Registration No. 11060887
Trading as Langdales Estate & Letting Agents, 43 High Street, Spennymoor DL16 6BB

ENTRANCE VESTIBULE With frosted double glazed entry door to the front elevation and decorated with textured walls and carpet floor covering.

LOUNGE With double glazed window to the front elevation, double panel heating radiator and telephone connection point. Decorated with colour washed wall coverings and colour washed walls and carpet floor covering.

DINING ROOM With double glazed window to the rear elevation, double panel heating radiator, stairs leading to first floor accommodation and under stairs storage cupboard. Decorated with colour washed wall coverings and colour washed walls and carpet floor covering.

KITCHEN With double glazed window to the side elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit with mixer tap, integrated electric oven and hob with overhead extractor and plumbing for automatic washing machine. Decorated with part tiled and colour washed walls and cushioned floor covering.

REAR HALL With frosted double glazed entry door to the side elevation. Decorated with colour washed walls and cushioned floor covering.

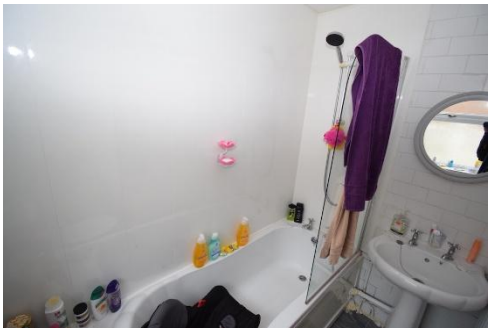
BATHROOM With frosted double glazed window to the side elevation, fitted with a suite comprising of: panelled bath with shower screen and electric shower, low level wc and wash hand basin and convector style heating radiator. Decorated with part tiled and plastic panelled walls and cushioned floor covering.

FIRST FLOOR

LANDING With double glazed window to the side elevation and all first floor rooms. Decorated with textured walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation and double panel heating radiator. Decorated with textured walls and carpet floor covering.

BEDROOM TWO With double glazed window to the rear elevation, single panel heating radiator and over stairs wardrobe. Decorated with colour washed walls and carpet floor covering.



EXTERNAL

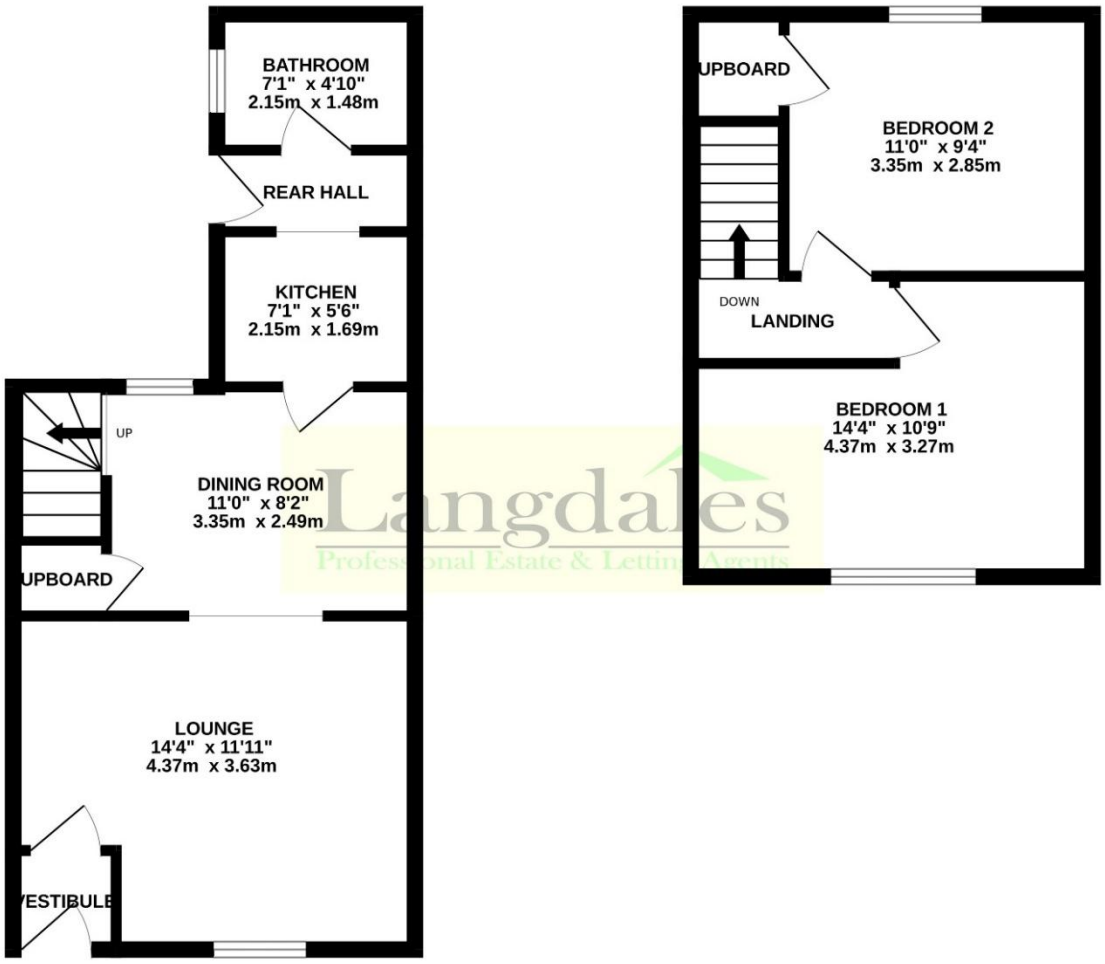
To the rear is an enclosed yard with gated access.

COUNCIL TAX BAND A

TENURE Freehold

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars should not be relied upon as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate and provided for guidance purposes only. Intending purchasers must satisfy themselves by inspection or otherwise as correctness of these particulars. Services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested and if in any form of doubt purchasers should seek professional advice to ensure satisfaction. The vendor does not give and neither Langdales Estate & Lettings Agents nor any person employed as an agent for Langdales Estate & Letting Agents has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property. These particulars, including photography were prepared by Langdales Estate & Letting Agents in accordance with the sellers instructions.