Langdales
Professional Estate & Letting Agents

Rennie Street, Ferryhill DL17 8NG

Reduced: **£47,500** EPC Rating: **C**

TWO BEDROOM property available to the sales market with NO ONWARD CHAIN and perfectly suited to the private landlord / property investor alike. The property is conveniently located within popular residential area of Ferryhill and within easy access of Ferryhill Town Centre. The property has a contemporary cosmetic feel throughout and although in need of some minor remedial work would make an excellent investment once completed. Internal viewing is highly advisable to fully appreciate accommodation set over two floors comprising of: Lounge and Kitchen / Dining Room to the Ground Floor. To the First Floor are Two Bedrooms and Family Bathroom. Externally there is an Enclosed Yard to the Rear with outbuilding for storage purposes.

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

LOUNGE With double glazed entry door and double glazed window both to the front elevation, two double panel heating radiators, stairs to first floor accommodation, under stairs storage cupboard and television connection point. Decorated with colour washed walls and carpet floor covering.

KITCHEN / DINING ROOM With double glazed entry door and two double glazed windows to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit, plumbing for automatic washing machine and single panel heating radiator. Decorated with colour washed walls and cushioned floor covering.

FIRST FLOOR

LANDING With access to all first floor rooms and decorated with colour washed walls and carpet floor covering.

BEDROOM ONE With double glazed window to the front elevation, Vaillant central heating boiler, double panel heating radiator and over stairs storage cupboard. Decorated with colour washed walls and carpet floor covering.

BEDROOM TWO With two double glazed windows to the rear elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

BATHROOM Fitted with a suite comprising of panelled bath with mains powered shower, push button wc and wash hand basin and single panel heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.

EXTERNAL

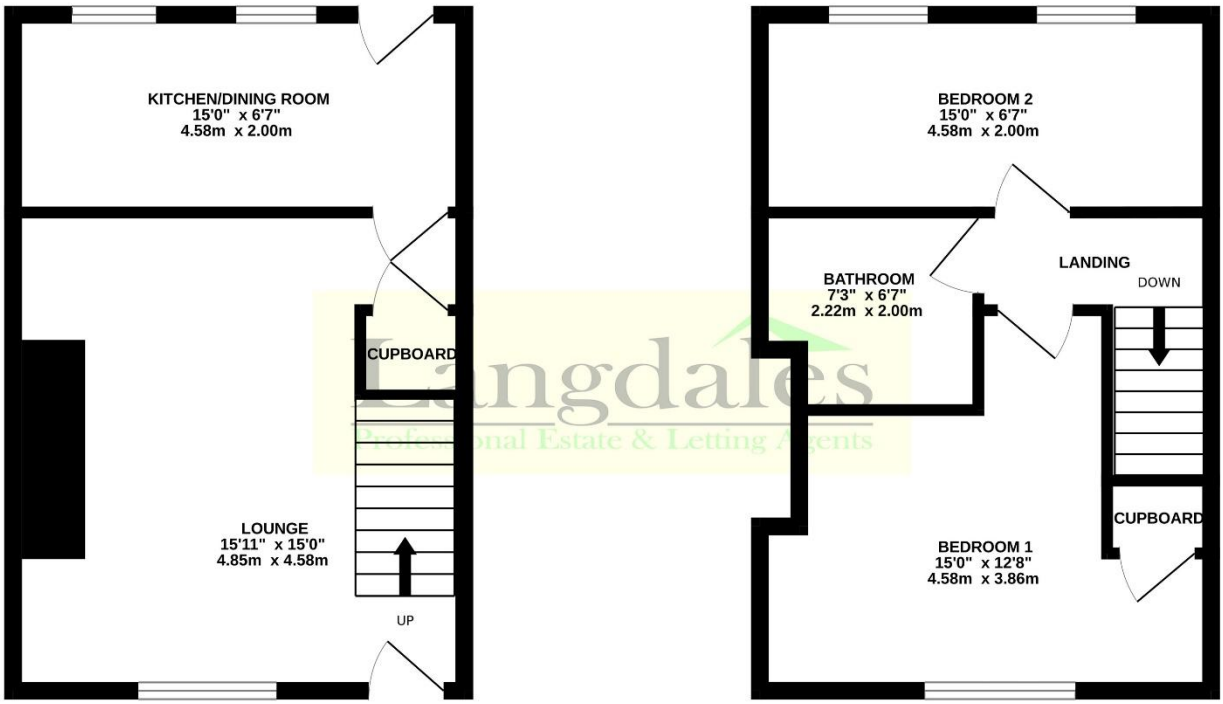
To the rear is an enclosed yard with gated access and outbuilding for storage purposes.

COUNCIL TAX BAND A

TENURE FREEHOLD

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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.