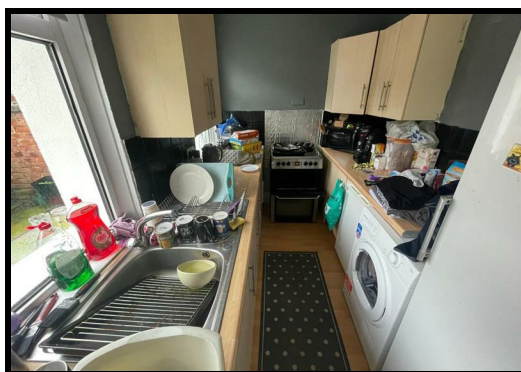




27 Watt Street, Ferryhill Offers In The Region Of £44,995

Offered For Sale with NO ONWARD CHAIN. We are pleased to welcome to the market a two bed roomed mid terraced period property which would be ideally suited to a first time buyer or an investor seeking a superb investment opportunity providing excellent rental yields. In brief the property is comprised of a living room, kitchen, two bedrooms and a bathroom. Externally there is an enclosed rear yard. The property occupies a most pleasing position on Watt Street, conveniently situated within walking distance of the local amenities in the town centre. . Ferryhill is a market town situated within the heart of County Durham, 7 miles South of Durham City and 11 miles North of Darlington. We recommend viewings at the earliest opportunity to avoid disappointment.



27 Watt Street, Ferryhill

General Remarks

Offered For Sale with NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bed roomed mid terraced period property occupying a most pleasing position on Watt Street in Ferryhill

Gas fired central heating

UPVC double glazed windows throughout

We recommend viewings at the earliest opportunity to avoid disappointment

Location

Ferryhill is a popular market town situated in the heart of County Durham, 7 miles South of Durham City and 11 miles North of Darlington. Ferryhill plays host to a variety of local amenities such as pubs, restaurants, local schools and a local leisure centre. Watt Street has good transport links with the A688 trunk road giving access to the A1 (M) for travel to the North and South. There are mainline train stations at both Darlington and Durham, with International airports at Newcastle and Teesside.

Living Room

16'0" x 10'7"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones incorporating a stylish feature wall and benefiting from a UPVC double glazed window and a feature fire place.

Kitchen

15'1" x 6'5"

The kitchen is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from laminated flooring, plumbing for an automatic washing machine and a UPVC double glazed window.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

12'4" x 11'0"

A double bedroom with a UPVC double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator and benefiting from built in wardrobes providing useful storage.

Bedroom Two

10'1" x 6'5"

A further double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear of the property.

Bathroom

6'5" x 4'9"

The bathroom is warmed by a central heating radiator, has a UPVC double glazed window and is fitted with a suite comprising of a panelled bath, a wash hand basin and a low level WC.

Externally

Externally there is an enclosed rear yard.

