



## **43 Newton Street, Ferryhill** **Offers In The Region Of £45,950**

Situated on Newton Street within the Dene Bank area of Ferryhill, this two-bedroom house presents a fantastic opportunity for both first-time buyers and savvy investors. Offered for sale with no onward chain, this property is ready for a new owner to make it their own.

While the house is in need of modernisation, this is reflected in the competitive asking price, allowing you to tailor the space to your personal taste and style. The potential for transformation is immense, making it an ideal project for those looking to add value.

With two well-proportioned bedrooms and a bathroom, the layout is practical and functional, providing a comfortable living space. The property's location in Ferryhill offers a sense of community and convenience, with local amenities and transport links within easy reach.

For investors, this property holds the promise of excellent rental yields, making it a sound addition to any portfolio. The demand for rental properties in the area is strong, ensuring that your investment could yield fruitful returns.

In summary, this house on Newton Street is a blank canvas waiting for your creative touch. Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a promising opportunity, this home is well worth considering. Don't miss out on the chance to make this property your own.





# 43 Newton Street, Ferryhill

## General Remarks

Offered For Sale NO ONWARD CHAIN

A superb opportunity has arisen to acquire a two bedroom mid terraced period property situated on Newton Street in Ferryhill

Gas fired central heating

Council Tax Band A

In need of some general updating which is reflected in the competitive asking price.

This property has the potential to achieve excellent rental yields.

## 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. Newton 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.

## Entrance Porch Way

The property is entered through a wooden door leading in to an entrance porch way.

## Hallway

A further door leads in to the hallway.

## Living Room

11'6" x 12'2"

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

## Dining Room

13'5" x 11'0"

The dining room is warmed by a central heating radiator and has a UPVC double glazed window overlooking the rear yard.

## Kitchen

10'6" x 6'11"

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 is warmed by a central heating radiator, has a tiled floor, two wood framed windows and plumbing for an automatic washing machine.

## Bathroom

6'10" x 6'6"

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

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

15'2" x 12'2"

A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and a cupboard providing useful storage.

## Bedroom Two

11'9" x 13'1"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window.

## Externally

Externally there is an enclosed rear yard.

