



**61 Rennie Street, Ferryhill, DL17 8NG**

**£49,950**

**\*\*Ideal Investment Opportunity\*\*** We are pleased to offer to the market this two bedroom mid-terraced property in Ferryhill, close to local schools and shops and within walking distance of the Town Centre. With a tenant paying £346.67 pcm on an Assured Shorthold Tenancy. The property benefits from gas central heating, double glazing, fitted kitchen, white bathroom suite and enclosed rear courtyard.

## Ground Floor

### Entrance Hall

Has UPVC entrance door, central heating radiator and staircase leading to the first floor.

### Lounge 14'0 x 12'11 (4.27m x 3.94m)



Has central heating radiator.

### Kitchen/Dining Room 10'7 x 15'11 (3.23m x 4.85m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built under electric oven with gas hob and stainless steel extractor canopy, plumbing for automatic washing machine, tiled splashbacks, laminate flooring, storage cupboard, central heating radiator and UPVC entrance door.

## First Floor

### Bedroom 1 12'6 x 26'6 (3.81m x 8.08m)



Has central heating radiator and storage cupboard.

### Bedroom 2 14'3 x 7'4 (4.34m x 2.24m)



Has central heating radiator and storage cupboard.

### Bathroom



Has white suite comprising: panel bath, hand wash basin, WC, part tiled walls, central heating radiator and storage cupboard housing combination gas boiler.

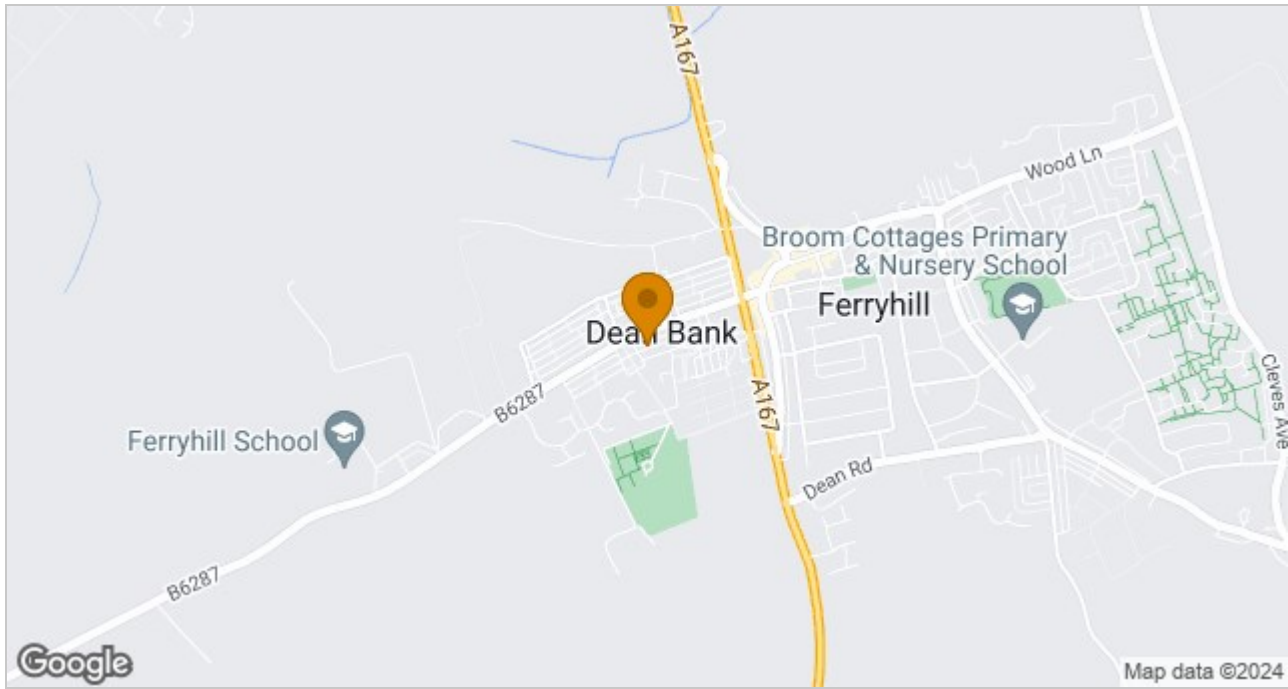
### Exterior

Has enclosed rear courtyard.

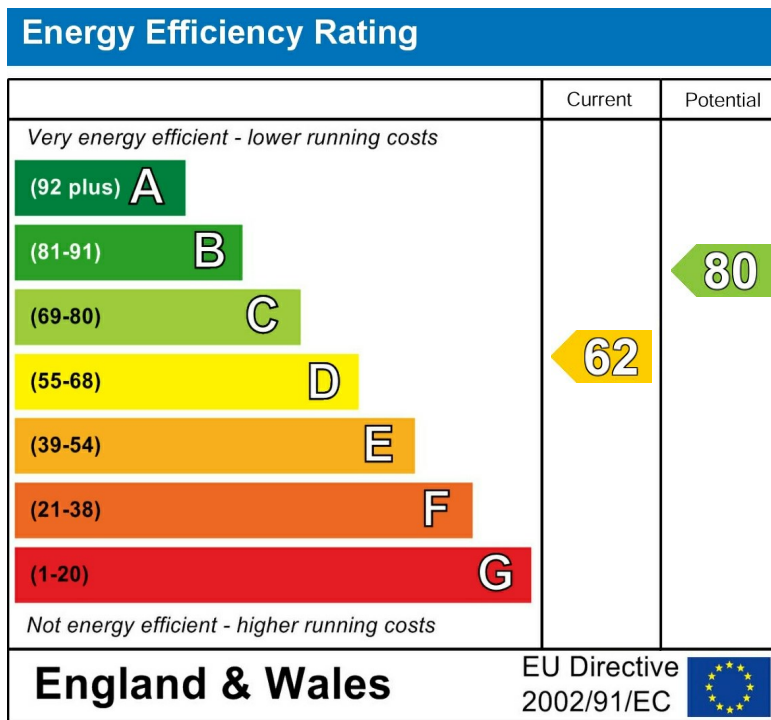
### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

## Area Map



## Energy Efficiency Graph



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