



Ridley Street, DH9 0PD  
2 Bed - House - Terraced  
£59,950

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**\*\* BUY-TO-LET OPPORTUNITY – SITTING TENANT \*\***

**\*\* TWO-BEDROOM MID-TERRACE – IMMEDIATE RENTAL INCOME – GAS CENTRAL HEATING & DOUBLE GLAZING – CONVENIENT LOCATION – EARLY VIEWING ADVISED \*\***

An ideal investment opportunity, this two-bedroom mid-terrace property comes with a sitting tenant in place, currently paying £395 per calendar month. Located on Ridley Street in Stanley, it benefits from easy access to local amenities, schools, and transport links, making it a practical choice for landlords looking for a straightforward buy-to-let investment with income from day one.

The property features uPVC double glazing, gas central heating, and a functional layout. The ground floor comprises an entrance lobby, lounge and a kitchen/dining room with fitted units, work surfaces, and space for a small dining table. Upstairs, there are two double bedrooms and a bathroom. Externally, there is a rear enclosed yard.



## **GROUND FLOOR**

### **Entrance Lobby**

#### **Lounge**

14'5" x 14'1" (4.4 x 4.3)

#### **Dining Kitchen**

17'0" x 5'10" (5.2 x 1.8)

## **FIRST FLOOR**

### **Landing**

#### **Bedroom**

14'1" x 11'9" (4.3 x 3.6)

#### **Bedroom**

10'5" x 8'10" (3.2 x 2.7)

#### **Bathroom**

6'2" x 5'6" (1.9 x 1.7)

## **EXTERNALLY**

### **Rear Yard**

#### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,000 Mbps

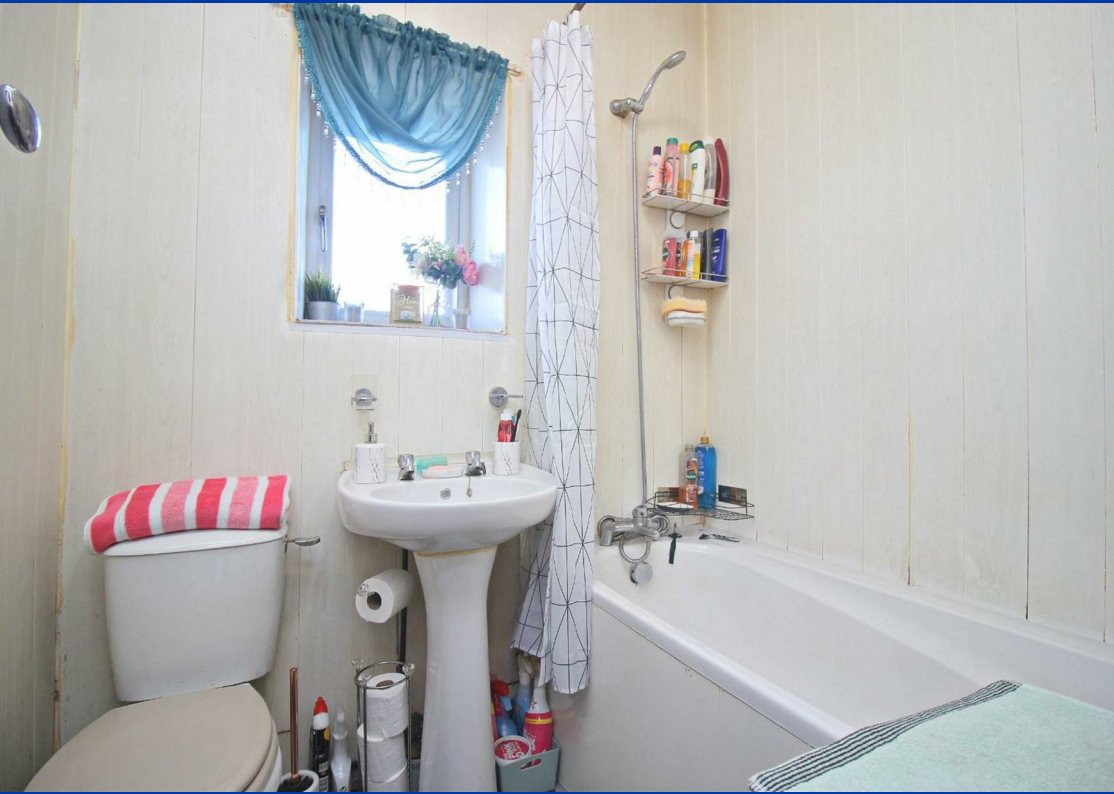
Mobile Signal/Coverage: Good/Average

Tenure: Freehold


Council Tax: Durham County Council, Band A - Approx. £1,621 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.