



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

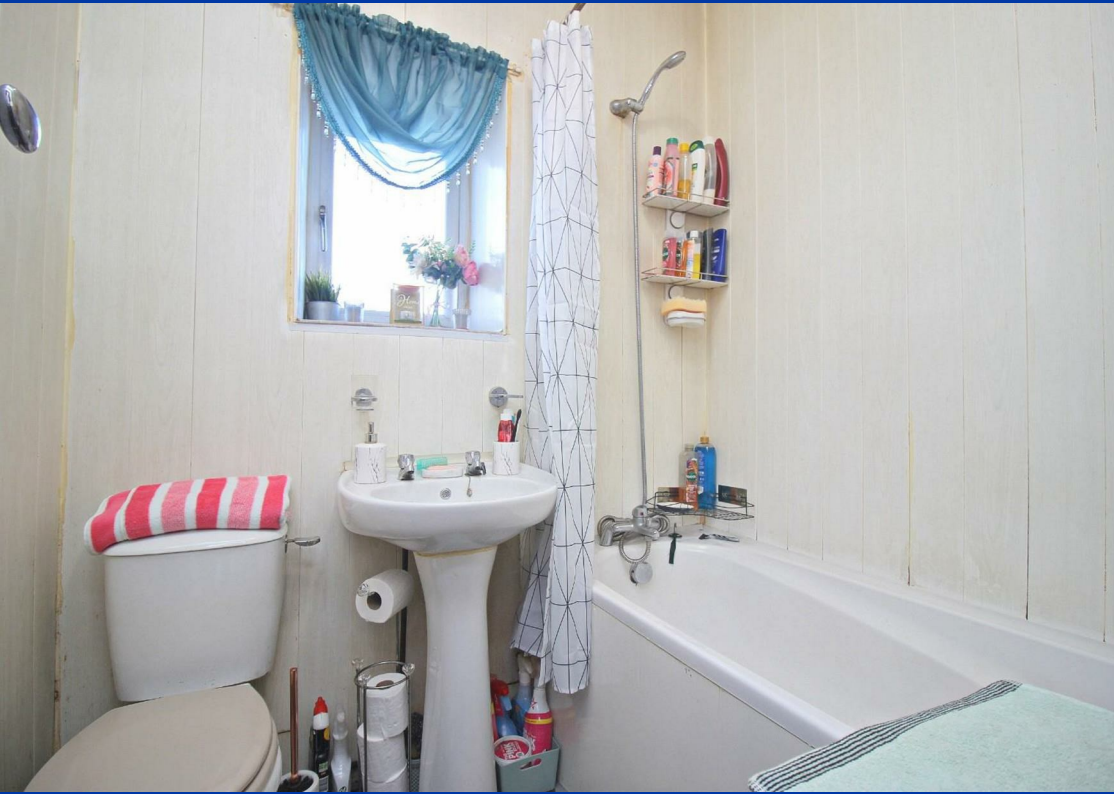
Tenure: Freehold

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

Energy Rating: D

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.

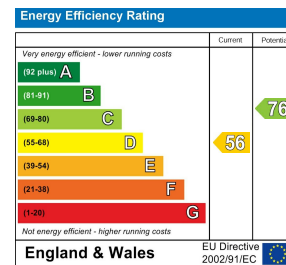












**We are in the process of producing a floorplan for this property. Please check back later.**

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

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