

**Rutherford Terrace, DL17 8AW**  
**3 Bed - House - Terraced**  
**Asking Price £55,000**

**ROBINSONS**  
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Robinsons are pleased to bring to the market this spacious three bedroom mid-terraced house, offered as a fantastic investment opportunity and sold with a long-term sitting tenant who has occupied the property for almost fifteen years. The tenant currently pays £475pcm, generating an attractive 10.36% yield at full asking price. The home is situated on a popular street approximately half a mile from Ferryhill Town Centre, where a range of shops and leisure facilities can be found. Excellent transport links via the A1 and A19 provide convenient access across the North East.

The property benefits from UPVC double glazing and gas central heating, and briefly comprises: entrance vestibule, hallway, a spacious lounge with feature fire and surround, archway to the dining room, and a large fitted kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the front elevation features an easy-to-maintain forecourt, while the rear offers an enclosed yard with access across the back lane to a garage and garden.

EPC Rating D  
Council Tax band A

#### Hallway

Wood effect flooring, radiator, stairs to first floor

#### Lounge

11'1 x 9'9 + bay (3.38m x 2.97m + bay )

Upvc bay window, radiator, feature fire and surround.

#### Dining Room

20'2 x 8'9 (6.15m x 2.67m )

Upvc window, radiator, storage cupboard.

#### Kitchen

20'2 x 8'9 max points (6.15m x 2.67m max points )

Wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge/freezer, plumbed for washing machine, stainless steel sink with mixer tap and drainer, Upvc windows, breakfast bar, radiator, tiled splash backs, access to rear.

#### Landing

Loft access, storage cupboard.

#### Bedroom One

13'2 x 9'1 (4.01m x 2.77m)

Upvc window, radiator

#### Bedroom Two

9'3 x 8'8 (2.82m x 2.64m )

Upvc window, radiator.

#### Bedroom Three

10'0 x 5'6 (3.05m x 1.68m )

Upvc window, radiator

#### Bathroom

panelled bath, separate shower cubicle, wash hand basin, w/c, extractor fan, chrome towel radiator.

#### Externally

To the front elevation, is a easy to maintain forecourt, while to the rear is an enclosed yard which gives access across the back lane to a garage and garden,

#### Agents Notes

Council Tax: Durham County Council, Band A

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom

Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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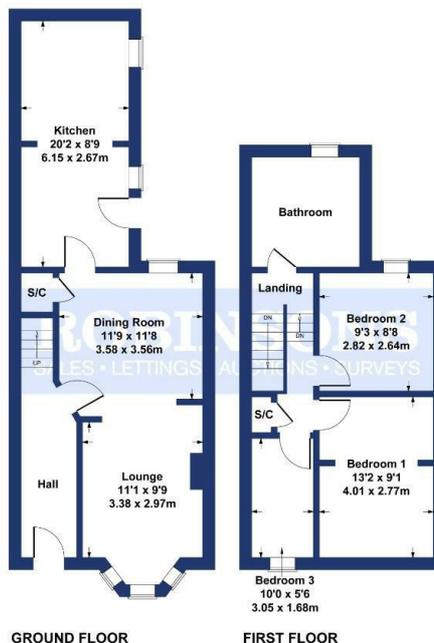
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Rutherford Terrace, Ferryhill

Approximate Gross Internal Area  
962 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

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T: 0191 383 9994 (option1) (Lettings)

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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.



# ROBINSONS

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