



Blandford Street, Ferryhill, DL17 8ND
2 Bed - House - Terraced
Reduced £64,995

ROBINSONS
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*** SOLD WITH SETTING TENANT PAYING £500 - Yield 9.2%

Attention investors, Robinsons are pleased to offer the market this spacious TWO BEDROOM END TERRACED HOUSE, the property is located on Siemen Street and within WALKING DISTANCE OF LOCAL SHOPS, SCHOOLS and BUS ROUTES, it is only a SHORT DISTANCE to Ferryhill town centre, where there are a WIDER RANGE of SHOPPING and LEISURE FACILITIES. The property is offered with the benefit of, yield of 9.2%, gas central heating and UPVC windows.

The accommodation briefly comprises: entrance hallway, LOUNGE, separate DINING ROOM, FITTED KITCHEN, to the first floor is two good sized BEDROOMS and stunning family bathroom. Externally, there is an ENCLOSED YARD to the rear. The accommodation in detail comprises of :

EPC Rating E
Council Tax Band A

Hall

Radiator, stairs to first floor.

Lounge

12'0 x 11'5 max points (3.66m x 3.48m max points)
Electric fire, radiator, uPVC window.

Dining Room

15'6 x 12'6 max points (4.72m x 3.81m max points)
UPVC window, radiator, storage cupboard, electric fire.

Kitchen

9'9 x 7'7 max points (2.97m x 2.31m max points)
White wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, tiled flooring and splashbacks, radiator, uPVC window, plumbed for washing machine, access to rear.

Landing

Loft access.

Bedroom One

12'3 x 11'6 max points (3.73m x 3.51m max points)
Fitted wardrobes, radiator, uPVC window.

Bedroom Two

12'5 x 8'8 max points (3.78m x 2.64m max points)
UPVC window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, extractor fan.

Externally

To the rear there is an enclosed yard with a useful brick store.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 9000Mbps *
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1,627.87 p.a
Energy Rating: E

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.



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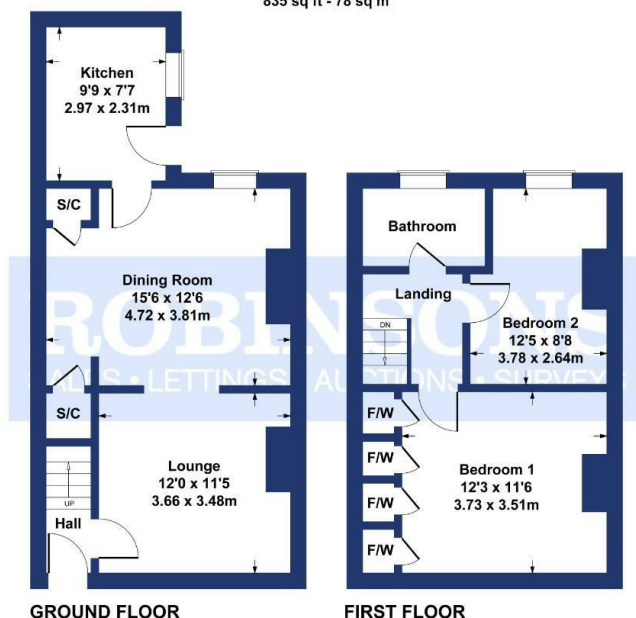
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Blandford Street
Approximate Gross Internal Area
835 sq ft - 78 sq m



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. 2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		
54	84		

England & Wales EU Directive 2002/91/EC

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