





Eldon Street, DL3 0NP
2 Bed - House - Terraced
Offers Over £74,950

ROBINSONS
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* SOLD WITH LONG-TERM SITTING TENANT * IDEAL BUY-TO-LET INVESTMENT *

Robinsons have the pleasure of offering to the sales market this two-bedroom mid-terrace property, which is being sold with a long-term sitting tenant in place. Representing an excellent opportunity for buy-to-let investors looking to expand their existing portfolio, the property currently achieves a rental income of £500 PCM, providing an attractive 8% gross rental yield from day one.

The property benefits from gas central heating and UPVC double-glazed windows. Furthermore, the Electrical Installation Condition Report (EICR) was renewed in June 2026, offering additional reassurance for prospective purchasers.

The internal accommodation briefly comprises an entrance vestibule, lounge, separate dining room, kitchen, rear hallway and ground floor bathroom. To the first floor are two well-proportioned double bedrooms.

Externally, there is an enclosed yard to the rear.

Eldon Street is conveniently positioned within easy reach of a range of local amenities, including schooling, shopping facilities and healthcare services. The property also benefits from good public transport links, with both rail and bus connections readily accessible.

An excellent investment opportunity with an established tenant and immediate rental income. Contact Robinsons for further information and to arrange an internal viewing.

Agents Notes
Council Tax: Durham County Council, Band A - Approx. £1,748.10 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 – no
Probate – NA
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area . Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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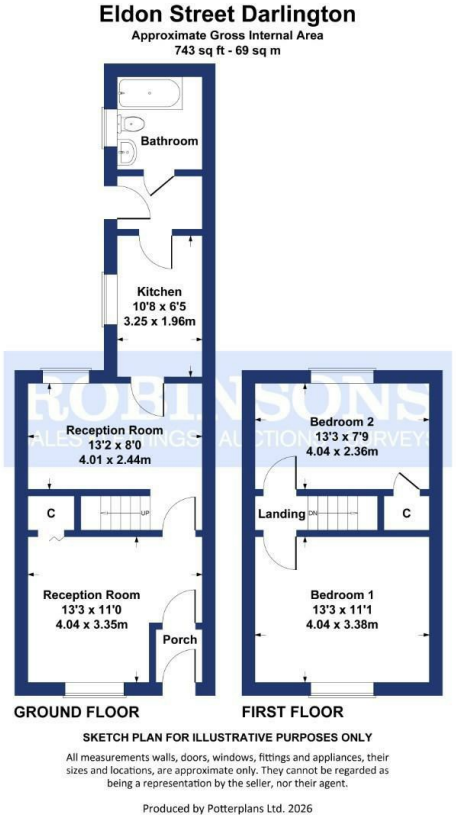
Surveys and EPCs

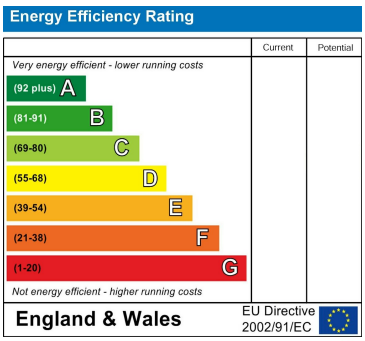
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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.