



Ground floor and top floor apartments sold together!

Apartments available to purchase with tenant in situ, currently paying Top floor apartment paying £310pcm, and ground floor paying £375pcm, providing an excellent investment opportunity!

Briefly comprising a living room, kitchen, bathroom, one bedroom, first floor apartment.

Council Tax - Band A - Durham Council

17 and 17B Newton Street

Ferryhill, County Durham, DL17

Guide Price:

£33,000

EPC Rating: D



Ground Floor Apartment

Open Plan Lounge/Kitchen Diner:

3.81 x 3.63

Part Carpet and Lino flooring, range of wall and base kitchen units, integrated gas oven and hob, plumbing for washer, sink. Double glazed windows and radiator

Bathroom:

2.13 x 2.06

3 Piece bathroom suite with WC, wash hand basin, bath with overhead shower, radiator and double-glazed window

Bedroom:

4.57 x 2.74

With carpet flooring, double glazed window and radiator

Top Floor Apartment

Open Plan Lounge/Kitchen Diner:

Part Carpet and Lino flooring, range of wall and base kitchen units, integrated gas oven and hob, plumbing for washer, sink. Double glazed windows and radiator

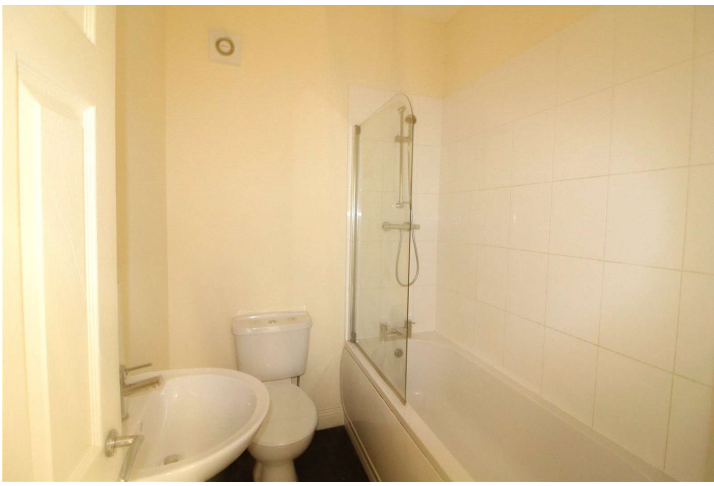
Bathroom:

2.13 x 2.06

3 Piece bathroom suite with WC, wash hand basin, bath with overhead shower, radiator and double-glazed window



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Bedroom:
4.57 x 2.74

With carpet flooring, double glazed window and radiator

DISCLAIMER:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicant's ability to obtain this finance.

If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation.

This service is available even if you are not buying via ourselves. Written quotations available on request.

There is no charge for this service.

Please note that all sizes have been measured with an electronic measuring tape and are approximations only.

Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves.

We present these details of the property in good faith, and they were accurate at the time at which we inspected the property.

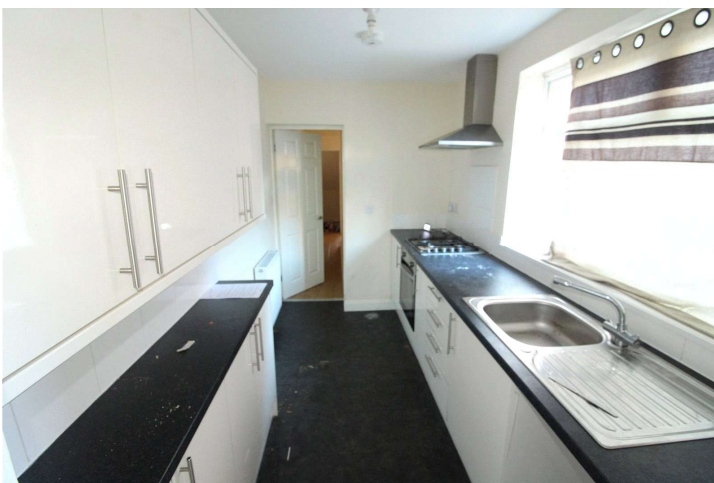
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

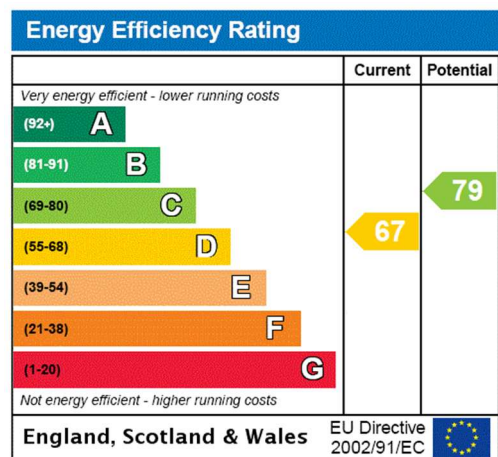
Intending purchasers should not rely on them as statements of presentation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure - Freehold

Viewing - By appointment through Holbrook & Co





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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