



Margaret Street

Ludworth DH6 1NG

£49,950



Venture
PROPERTIES



This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Margaret Street

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- Investment opportunity
- EPC RATING = D
- Garage and gardens

A fantastic investment opportunity with long term tenants in place until May 2026, this immaculately presented and deceptively spacious end terraced house, must be seen to be appreciated. Open to offers and offering superb value for money.

The floor plan comprises to the ground floor of a large welcoming hallway, beautifully presented living room with fireplace, impressive dining room which opens in to the fitted kitchen with breakfast bar. To the first floor there is a very large master bedroom, further well proportioned double bedroom and a bathroom re-fitted with a modern white suite. The property benefits from UPVC double glazed windows and combi gas central heating. Externally there is an enclosed lawned garden to the rear, yard area and a detached garage.

Garage and garden are rented from the local housing authority for £120 per year.

Viewing is essential for full appreciation.

GROUND FLOOR

Entrance Hall

Large and welcoming hallway with entered via UPVC double glazed door. Having stairs leading to the first floor and radiator.

- Very well presented
- Two double bedrooms
- Currently achieving £400 PCM



- Spacious living accommodation
- Two reception rooms
- Long term tenants in tenancy up until May 2026

Living Room

13'9" x 12'4" (4.20 x 3.76)

Cosy and well presented living room having a UPVC double glazed window to the front, feature fireplace and radiator.

Dining Room

16'3" x 10'6" (4.96 x 3.22)

Large reception room which opens in to the kitchen. Having a UPVC double glazed window to the side, recessed spotighting, radiator and useful storage cupboard.

Kitchen

16'3" x 6'0" (4.96 x 1.84)

Fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, built in electric oven and hob, fridge/freezer space and plumbing for a washing machine. Further features include a breakfast bar, tiled splashbacks and a UPVC double glazed window and door to the rear.

FIRST FLOOR

Landing

Having recessed spotighting and access to the loft.

Bedroom One

16'3" x 13'7" (4.96 x 4.15)

Very large double bedroom with two UPVC double glazed windows to the front, laminate flooring, radiator and useful storage cupboard.

Bedroom Two

10'5" x 10'0" (3.20 x 3.07)

Further double bedroom with a UPVC double glazed window to the rear, laminate flooring, coving and radiator.

Bathroom/WC

Fitted with a modern white suite comprising of a panelled bath, pedestal wash basin and WC. Having a radiator, UPVC double glazed opaque window to the rear and storage cupboard housing the combi gas central heating boiler.

EXTERNAL

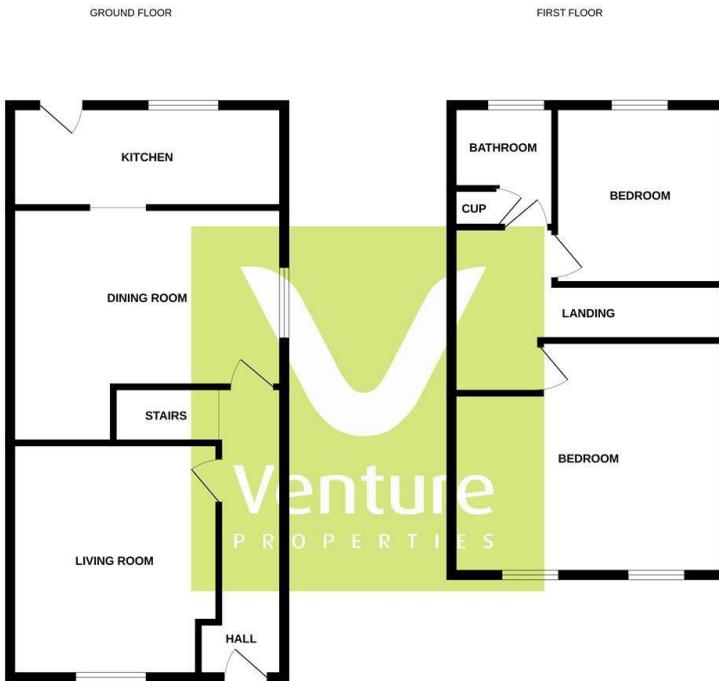
To the rear of the property is an yard which provides parking. There is also an enclosed lawned garden accessed via double gates and providing a further hardstanding. Garage and garden are rented from the local housing authority for £120 per year.

Detached Garage

Having an up and over door and door to the garden.

AGENTS NOTE

Please note the photos were taken before the start of the tenancy. The property has now been redecorated.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 7 Mbps.
 Mobile Signal/coverage: Limited with all providers. We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: A Annual price: £1701 (Maximum 2025)
 Energy Performance Certificate Grade : D
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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