



Morrison Terrace, Ferryhill
Ferryhill



Offers in Region of £85,000



Morrison Terrace

Ferryhill

High- Yield Investment Opportunity – 3-Bedroom End-Terrace

Positioned next to Mainsforth Cricket Field, this spacious three-bedroom end-terrace property presents an excellent opportunity for landlords and property investors looking for a ready-to-go investment with a tenant already in situ.

The property is currently let at £550 per calendar month, providing the new owner with an immediate rental income from day one. At the asking price of £85,000, this equates to an attractive 7.76% gross rental yield, with further scope for rental growth in the future towards full market value.

The property offers spacious three-bedroom accommodation and provides a practical and appealing home for long-term tenants, making it a strong addition to an existing portfolio or an ideal investment for a first-time landlord.

The garage and grassed area located to the rear, across the road from the property, are **not included in the freehold**. These are currently rented at a cost of **£40 per year**.

Importantly, the property is fully compliant, with no immediate compliance expenditure required for the incoming landlord. The EPC is rated C and is valid until November 2035, while the EICR has five years remaining. The CP12 Gas Safety Certificate was completed on 16 June 2026.

- Sold with tenant in situ – immediate rental income
- Spacious three-bedroom end-terrace
- Generous lounge and separate dining room
- Fully fitted kitchen



With an established tenancy, immediate rental income, an attractive gross yield and all key safety certification up to date, this is a straightforward investment opportunity requiring no immediate compliance spend.
For further information or to arrange a viewing, please contact us today.

Council Tax band: A

Tenure: Freehold

Vestibule

3'4" × 4'4" — 1.04m × 1.33m

Hallway

3'4" × 12'1" — 1.03m × 3.69m

Lounge

14'0" × 13'1" — 4.29m × 4.00m

Dining Room

14'2" × 15'7" — 4.33m × 4.77m

Kitchen

6'0" × 13'10" — 1.83m × 4.23m

Landing

3'1" × 15'9" — 0.95m × 4.82m

Bedroom 1

8'8" × 16'7" — 2.65m × 5.07m

Bedroom 2

9'11" × 12'3" — 3.03m × 3.76m

Bedroom 3

7'10" × 13'1" — 2.41m × 4.01m

Bathroom

5'11" × 7'10" — 1.82m × 2.40m





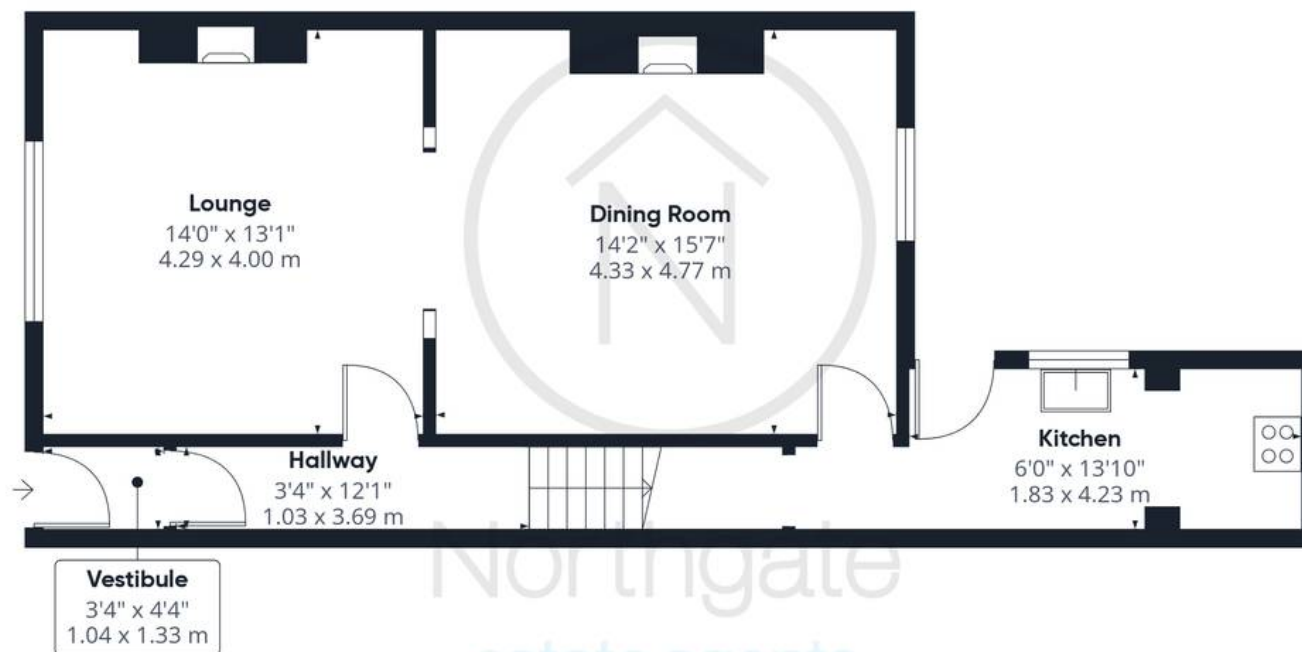
FRONT GARDEN

YARD





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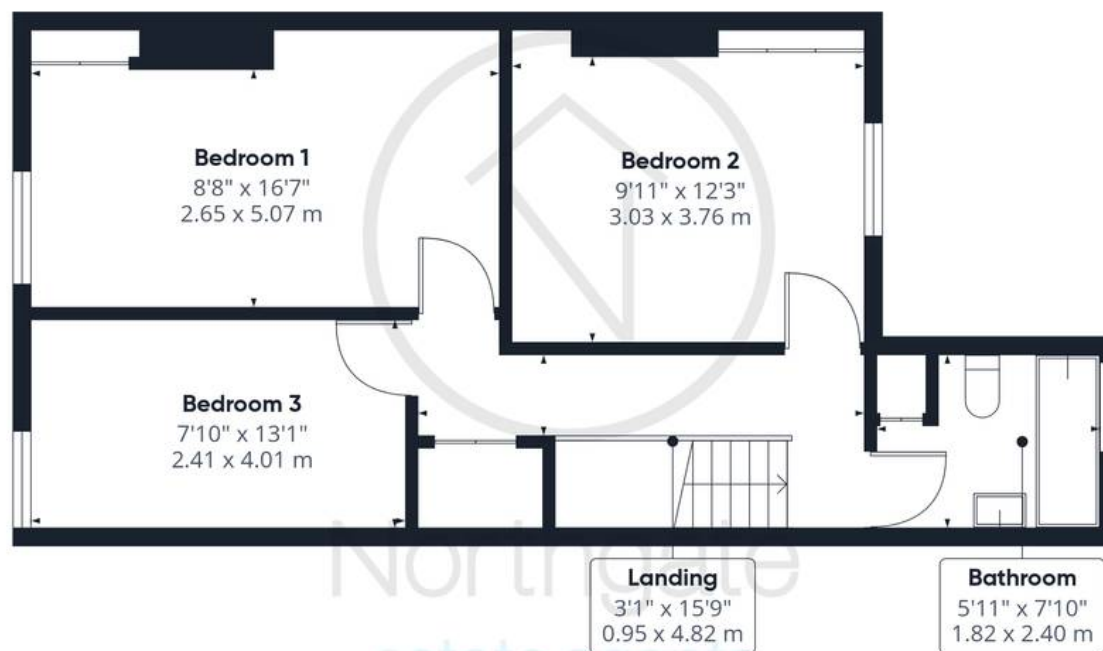


Ground Floor

Approximate total area⁽¹⁾

1095 ft²

101.8 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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