

# HUNTERS<sup>®</sup>

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## William Street

South Moor, Stanley, DH9 7BJ

Offers In The Region Of £54,000



Two bedroomed terraced property sold with tenant in situ. Ideal for investors, the property is located in Stanley a short distance from the town centre, providing easy access to an array of amenities including supermarkets, retail stores, primary school and transport links to neighbouring towns and cities. In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner and utility room to the ground floor, whilst the first floor contains the two double bedrooms and bathroom. Externally the property contains a enclosed rear yard with gated access into the rear lane.



**Living Room 15'2" x 15'1" (4.63m x 4.6m)**  
Spacious living room located to the front of the property, benefiting from ample space for furniture, neutral decor and window to the front elevation.

**Kitchen 15'1" x 8'5" (4.6m x 2.57m)**  
The kitchen contains a range of white wall, base and drawer units, contrasting work surfaces, splash backs and sink/drainage unit. Space is available for free standing kitchen appliances.

**Utility Room 7'1" x 6'5" (2.18m x 1.96m)**  
The utility room provides space for a washing machine, tumble dryer and fridge/freezer.

**Master Bedroom 15'4" x 15'2" (4.68m x 4.63m)**  
The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

**Bedroom Two 11'1" x 11'6" (3.4m x 3.53m)**  
The second bedroom is another double bedroom with window to the rear elevation.

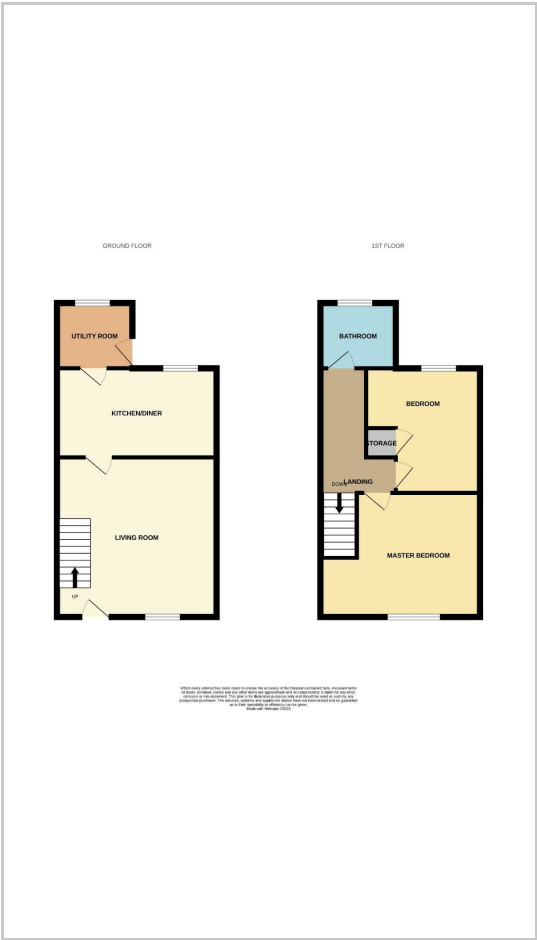
**Bathroom 7'1" x 6'5" (2.17m x 1.96m)**  
The bathroom contains a panelled bath, overhead shower, WC and wash hand basin.

**External**  
To the front of the property, there is on street parking available, whilst to the rear there is an enclosed yard with gated access to the back lane.

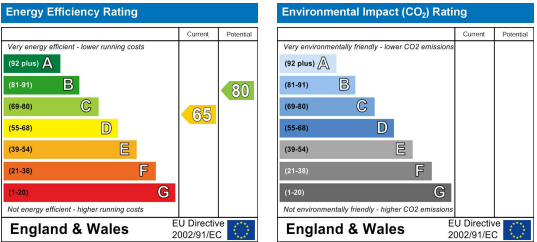
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.