



**47 Pine Street, Stanley, DH9 7BB**

**Guide price £36,000**

Guide Price £36,000+

Moovd are delighted to offer this two-bedroom mid terrace in the village of Southmoor, on the outskirts of Stanley, offered For Sale via Option A – Unconditional Online Auction with a BUY IT NOW PRICE available of £36,000 plus Auction Fees.

The property is sold with a sitting tenant in situ, paying £90 per week or £4,680 per annum, returning a yield of 13.0% on the advertised Guide Price.

The ground floor briefly comprises: immediately off the street into a large lounge leading through to the kitchen at the rear of the property and a vestibule with staircase to first floor. To first floor is a landing area, two bedrooms and a family bathroom W.C. Externally is an enclosed rear yard.

Situated in Southmoor on the outskirts of Stanley, this well-presented accommodation is located within easy access of Consett, Durham and Newcastle and on excellent bus routes. With countryside walks, good schools, shops, restaurants and more on the doorstep, this fantastic property is bound to appeal.

To arrange a viewing, please contact the office. Viewings are strictly by appointment only.

#### Lounge 18'1" x 16'2" (5.52 x 4.95)

UPVc double glazed window to front, Adam style feature fireplace with fire, door opening to staircase.

#### Kitchen 13'10" x 4'4" (4.24 x 1.34)

UPVc double glazed window to rear and door to yard, fitted with a range of base and wall units with contrasting work surface, stainless steel sink with drainer unit, plumbed for washing machine, wall mounted boiler, cooker point.

#### First floor landing

UPVc double glazed window to rear.

#### Bedroom 1 16'8" x 9'8" (5.09 x 2.96)

UPVc double glazed window to front, radiator.

#### Bedroom 2 12'2" x 7'7" (3.72 x 2.33)

UPVc double glazed window to front, radiator.

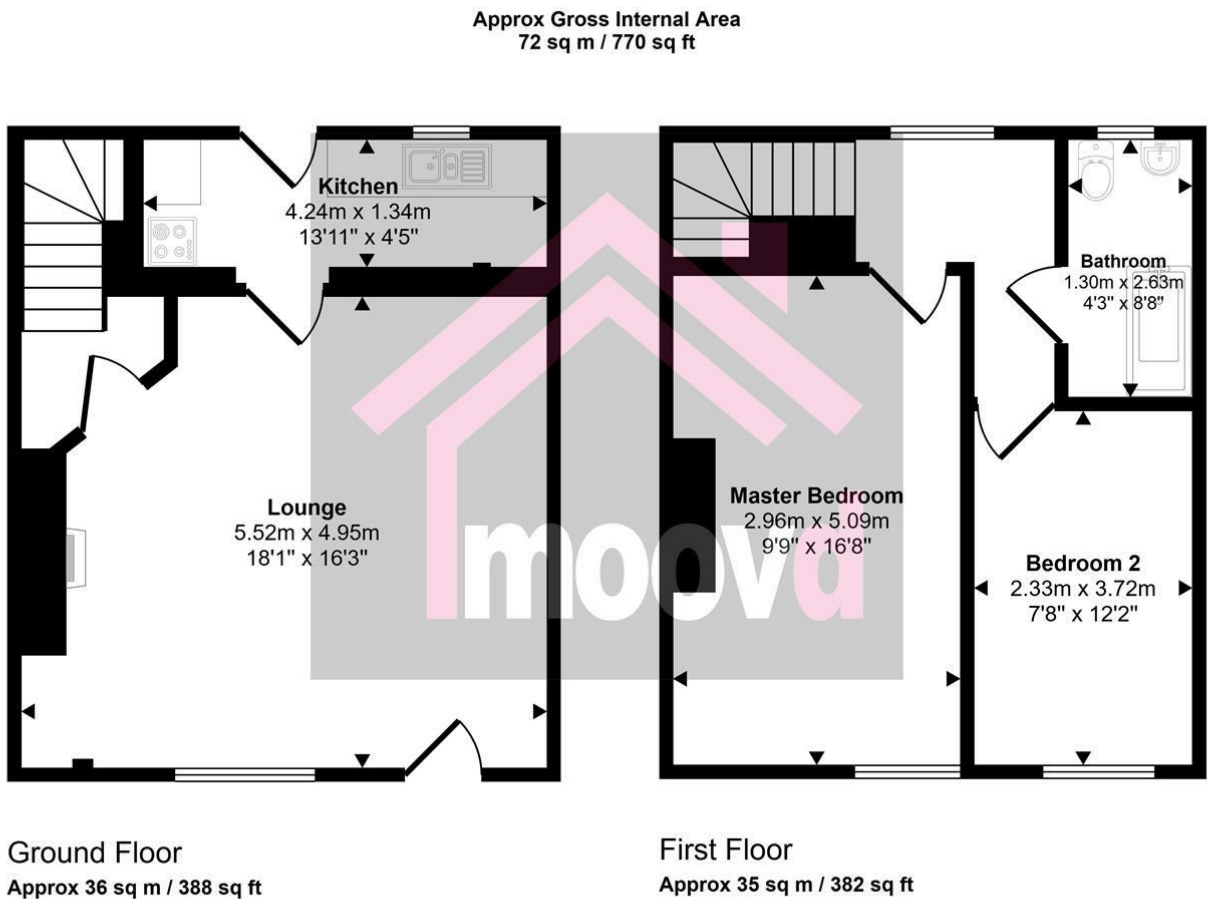
#### Bathroom

UPVc double glazed and frosted window to rear, white suite including WC, pedestal hand basin, paneled bath, splash back tiling.

#### External

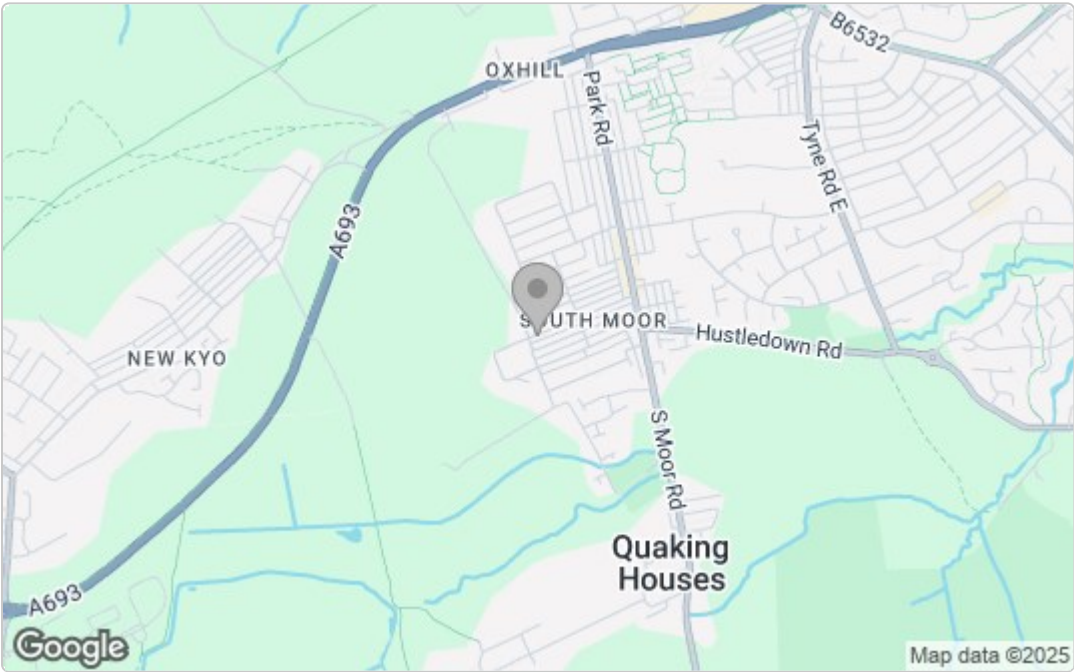
Steps down to rear yard.

Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



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.

Energy Efficiency Graph

