



**david bailes**  
property professionals

**Gladstone Street,  
No Place, Stanley, DH9 0QL**

- 2 Bedroom End Terrace
- Deceptively Spacious Home
- Potential 10% Yield Return
- Open Plan Lounge/Diner

**£65,000**  
EPC Rating D







## Property Description

A deceptively spacious 2 bedroom end terrace with single storey rear extension, offered with No Upper Chain. The property provides an ideal home for a First Time Buyer or Investor offering a potential 10% yield. Warmed by gas combi central heating and full uPVC double glazing. Accommodation comprises of entrance lobby, open plan lounge/diner with fireplace, kitchen with integrated cooking appliance, rear lobby, Utility room with WC. To the first floor are two double sized bedrooms and bathroom. EPC Rating D. Council Tax Band A.

**Note:** The front road is unadopted and not privately maintained. There is on street parking available to the front and side of the house.

### ENTRANCE LOBBY

uPVC double glazed door, staircase to the first floor.



#### LOUNGE/DINER

22' 4" Max x 17' 1" Max (6.82m x 5.23m) A spacious open plan room with feature fireplace, coal effect gas fire, three radiators, laminate flooring, two uPVC double glazed windows, built with the gas combi central heating boiler.

#### KITCHEN

8' 8" x 8' 7" (2.65m x 2.62m) Fitted with a range of wall and base units, complimentary work tops with tiled splash backs, space for under oven, electric cooking hob with extractor over, sink and drainer, under bench space for a fridge/freezer, laminate flooring, radiator, uPVC double glazed window.



#### REAR LOBBY

uPVC double glazed door to the rear yard, built in storage cupboard.

#### UTILITY ROOM/WC

8' 8" x 7' 0" (2.65m x 2.15m) WC with integrated sink and tap above, plumbed in washing machine, space for other appliances, radiator, uPVC double glazed window.

#### FIRST FLOOR

Landing, loft access hatch with pull down ladder.

#### BEDROOM 1

12' 11" x 12' 5" (3.96m x 3.80m) Built in open wardrobe, built in double storage cupboard, radiator, uPVC double glazed window.



#### BEDROOM 2

10' 2" x 8' 9" (3.10m x 2.69m) uPVC double glazed window, radiator.

#### BATHROOM

6' 5" x 5' 0" (1.98m x 1.53m) P-shaped panel bath with thermostatic shower over and curved shower screen, fully tiled walls, WC, base storage unit with inset wash basin, wall mounted mirrored storage unit, chrome towel radiator, tiled flooring, uPVC double glazed window.



#### LOFT

The loft has been boarded out for storage and has a Velux window installed.

#### EXTERNAL

To the front - public footpath extending along the side of the house. To the rear - yard enclosed by a brick wall.

#### HEATING

Gas fired central heating via combination boiler and radiators.





#### GLAZING

uPVC double glazing installed.

#### COUNCIL TAX

The property is in Council Tax band A.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating D. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

#### MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### TENURE

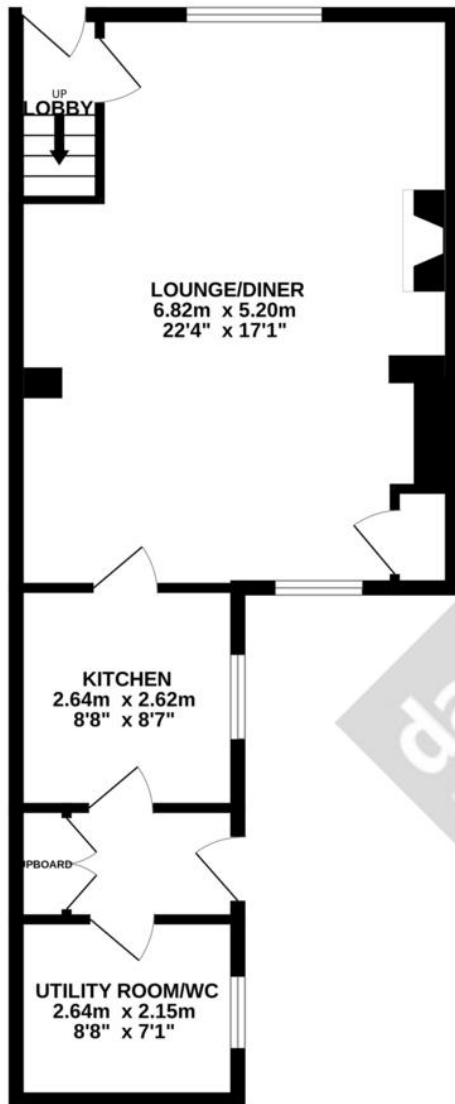
We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### AGENTS NOTES

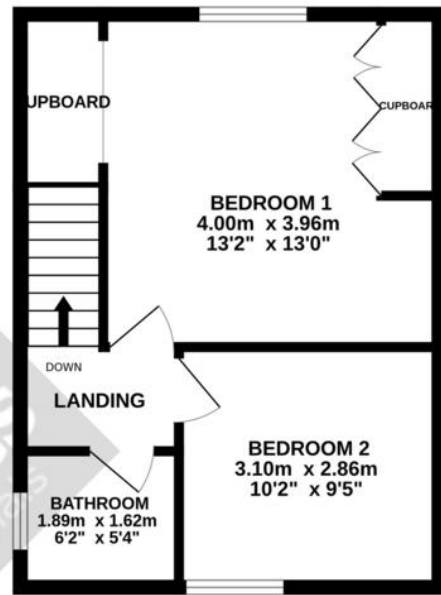
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



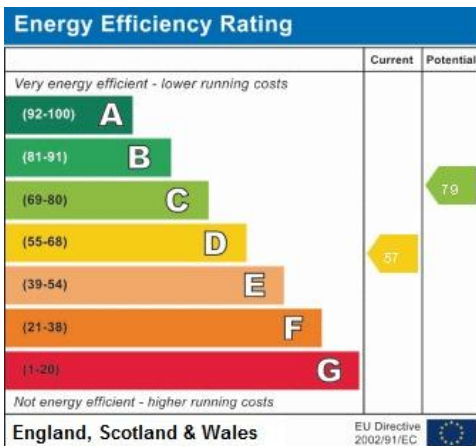
GROUND FLOOR  
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR  
34.0 sq.m. (366 sq.ft.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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