



Mitchell Street | South Moor | Stanley | DH9 7BE

A spacious three bedroom mid terraced house offering an ideal investment property to add to a portfolio. The property does require a damp proof course and re-pointing plus other improvements to bring it up to rental standards. Benefits from gas combi central heating and full uPVC double glazing installed. Briefly comprises of an entrance lobby and hallway, lounge, open plan kitchen/diner, utility room. To the first floor are three bedrooms and bathroom. Council Tax band A, freehold, EPC rating D (65). Please note that the property is within a Selective Licencing Zone.

£40,000

- 3 Bedroom mid-terraced house.
- Ideal investment property
- Requires updating
- Open plan kitchen/diner
- Utility room



Property Description

ENTRANCE LOBBY

uPVC double glazed entrance door, internal door to the hallway.

HALLWAY

Access doors to the lounge, kitchen/diner and under stair cupboard.

LOUNGE

15' 1" x 12' 10" (4.62m x 3.93m) uPVC double glazed window, radiator. open archway to the kitchen/diner.

KITCHEN/DINER

15' 1" x 13' 10" (4.62m x 4.23m) Fitted with a range of wall and base units, integrated oven and electric cooking hob, extractor unit over, tiled splash backs, fitted work tops, radiator, uPVC double glazed window, open archway to the utility room.

UTILITY ROOM

6' 8" x 4' 6" (2.04m x 1.38m) Fitted base units with work top and sink with mixer tap, plumbed space for a washing machine, two uPVC double glazed windows, extractor fan.

REAR LOBBY

uPVC double glazed door to the yard, stair case to the first floor.

FIRST FLOOR

Landing, loft access.

BEDROOM 1

14' 1" x 11' 5" (4.30m x 3.48m) uPVC double glazed window, radiator, cupboard housing the gas combi central heating boiler.

BEDROOM 2

13' 7" x 11' 2" (4.15m x 3.41m) uPVC double glazed window, radiator.

BEDROOM 3

10' 1" x 7' 0" (3.09m x 2.14m) uPVC double glazed window, radiator.

BATHROOM

6' 11" x 6' 0" (2.12m x 1.83m) Panel bath with tiled splash backs, WC, pedestal wash basin, tiled flooring, uPVC double glazed window, radiator.

EXTERNAL

To front - public footpath with on street parking available. To rear - enclosed yard with outbuildings in need of repair.

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.

TENURE

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

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.

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.

SELECTIVE LICENSING

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit www.durham.gov.uk/selectivelicensing for further information.

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.

ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

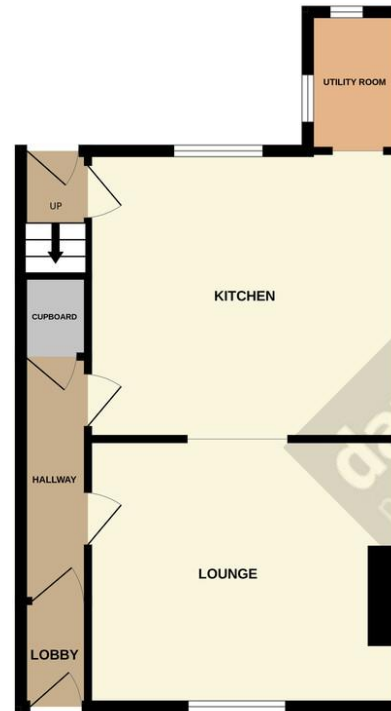
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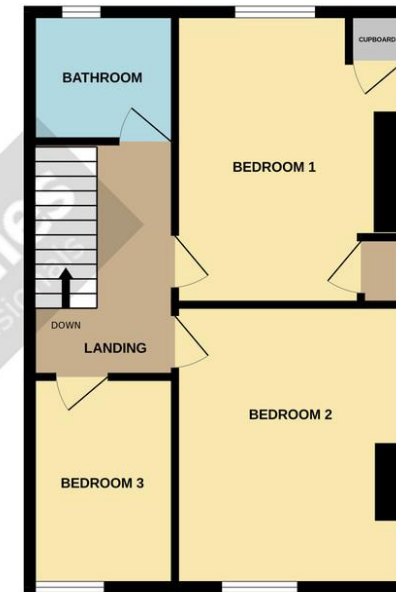
info@davidbailes.co.uk

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GROUND FLOOR
48.0 sq.m. (516 sq.ft.) approx.



1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA: 93.7 sq.m. (1009 sq.ft.) approx.

Whilst every attempt 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

