



## Mitchell Street | South Moor | Stanley | DH9 7BE

This three bedroom terraced house is in need of a refurbishment which is reflected in the asking price and would make an excellent project for those looking for an investment. The accommodation comprises a lounge, dining room, kitchen, rear hallway, first floor landing, three bedrooms (one with a dressing room off) and a bathroom. Self-contained yard to the rear. Gas combi central heating, uPVC double glazing, Council Tax band A, freehold, EPC rating D (55). Property subject to probate being granted prior to exchange. Virtual tour available.

£44,950

- Mid terraced house
- 3 bedrooms
- Requiring refurbishment
- No upper chain, subject to probate
- 2 reception rooms



## Property Description

### LOBBY

2' 8" x 5' 10" (0.82m x 1.80m) Entrance door, internal door to lounge.

### LOUNGE

13' 4" x 17' 1" (4.07m x 5.23m) Double radiator, uPVC double glazed window and an opening to the dining room.

### DINING ROOM

13' 4" x 17' 1" (4.07m x 5.23m) uPVC double glazed window, double radiator, telephone point, opening to the kitchen and a door leading to the rear hallway.

### KITCHEN

7' 2" x 4' 7" (2.20m x 1.40m) Located off the dining room and is fitted with a range of wall and base units with complimentary laminate worktops, integrated electric oven/grill, four ring gas hob, stainless steel sink with mixer tap, plumbed for a washing machine and a uPVC double glazed window.

### REAR HALLWAY

uPVC double glazed rear exit door, stairs lead to the first floor.

### FIRST FLOOR

#### LANDING

Loft access hatch and door leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

14' 0" x 10' 10" (4.27m x 3.32m) Built-in cupboard, uPVC double glazed window, double radiator and a door leading to the dressing room.

#### DRESSING ROOM

6' 6" x 4' 7" (2.00m x 1.40m) Wall mounted gas combi central heating boiler and a uPVC double glazed window. This room could be used as a study, nursery or could be converted into an en-suite.

#### BEDROOM 2 (TO THE FRONT)

13' 6" x 9' 6" (4.14m x 2.92m) uPVC double glazed window and a single radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 10" x 7' 2" (3.02m x 2.19m) uPVC double glazed window and a single radiator.

#### BATHROOM

8' 7" x 5' 10" (2.62m x 1.79m) Panelled bath with an electric shower over, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window and a single radiator.

#### EXTERNAL

Self-contained yard to the rear.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed to all windows and rear door.

#### ENERGY EFFICIENCY

EPC rating D (55). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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.

#### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

#### 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.

#### SELECTIVE LICENCE

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](http://www.durham.gov.uk/selectivelicensing) for further information.

#### AGENTS NOTE

**PLEASE NOTE THIS PROPERTY IS SUBJECT TO PROBATE BEING GRANTED PRIOR TO EXCHANGE OF CONTRACTS.**

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.







## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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GROUND FLOOR  
43.9 sq.m. (473 sq.ft.) approx.



1ST FLOOR  
45.3 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA: 89.3 sq.m. (961 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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



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