



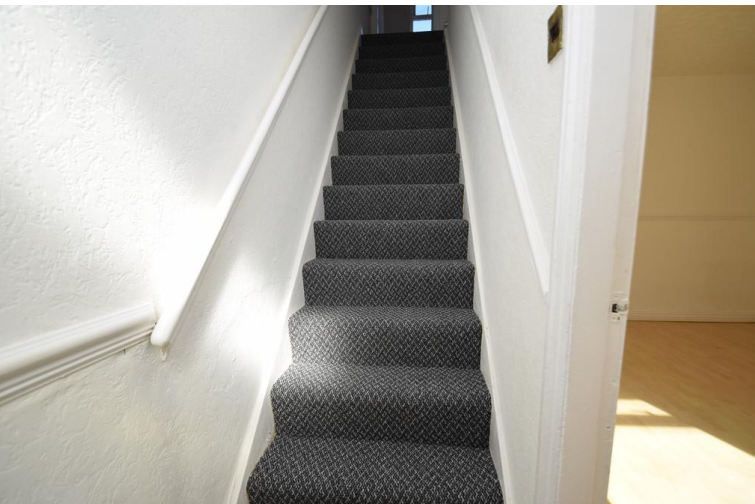
david bailes
property professionals

**Fern Avenue,
South Moor, Stanley, DH9 7QY**

- Investment offering a minimum 10% yield return
- 2 Bedroom mid terraced house
- Kitchen with integrated cooking appliances
- Front garden and rear yard, Council Tax A, Freehold

Offers In Excess Of £50,000
EPC Rating D (68)





Property Description

*** ATTENTION LANDLORDS OFFERING A MINIMUM YIELD RETURN 10%, WITH A TENANT PAYING £475 PCM AND WITHIN A FIXED TERM TENANCY UNTIL AUGUST 2025 - recently redecorated and new carpets installed to provide an ideal investment property. Benefits from gas combi central heating and uPVC double glazing, front garden and enclosed rear yard. Briefly comprises of entrance lobby, lounge with fireplace, kitchen with integrated cooking appliance, two double sized bedrooms and bathroom with shower over. EPC rating D. Council Tax band A. Freehold.

ENTRANCE LOBBY

uPVC double glazed door, radiator, staircase to the first floor.

LOUNGE

15' 8" x 14' 4" (4.80m x 4.39m) Feature fireplace, laminate flooring, radiator, uPVC double glazed window.



KITCHEN/DINER

13' 8" x 7' 1" (4.17m x 2.16m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, inset sink and drainer, plumbed for washing machine, tiled flooring, uPVC double glazed window and door to the rear yard.

FIRST FLOOR

Landing, loft access.

BEDROOM 1 (TO THE FRONT)

15' 8" into wardrobe x 11' 8" (4.80m x 3.57m) Sliding mirror wardrobe, radiator, uPVC double glazed window.



BEDROOM 2 (TO THE REAR)

10' 5" x 9' 5" (3.18m x 2.88m) uPVC double glazed window, radiator, cupboard housing the gas combi central heating boiler.

BATHROOM

6' 6" x 3' 10" (1.99m x 1.18m) Panel bath with shower fitment over, curtain and rail, WC, pedestal wash basin, radiator, vinyl flooring, uPVC double glazed window.

EXTERNAL

To front - garden enclosed by brick wall and access gate. To Rear - yard enclosed by brick wall with access gate.



GLAZING

Full uPVC double glazing installed.

HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX BAND

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.





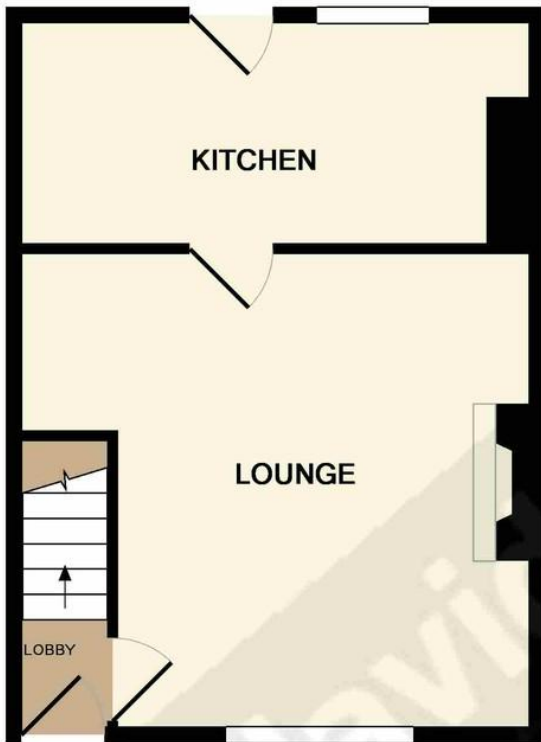
MAKING AN OFFER

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.

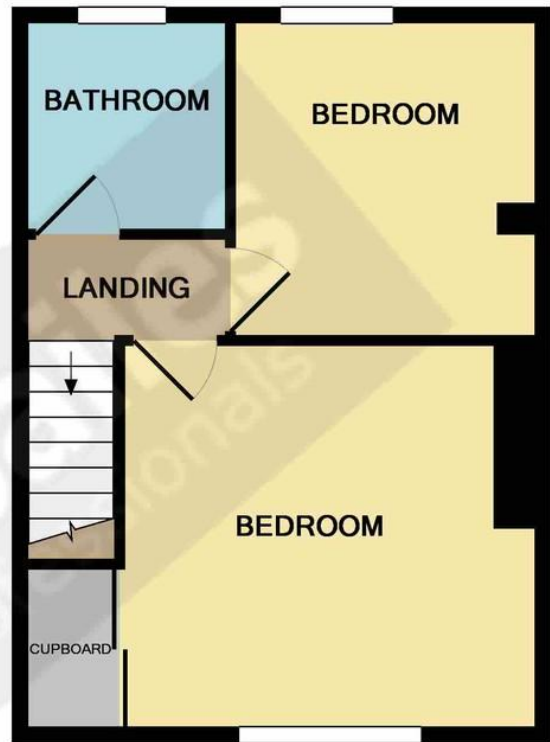
AGENTS NOTE

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
APPROX. FLOOR
AREA 30.1 SQ.M.
(324 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.8 SQ.M.
(321 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.9 SQ.M. (644 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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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