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property professionals

William Street,
South Moor, Stanley, DH9 7BJ

- Two-bedroom, stone-built terraced house.
- Ideal for investors or first-time buyers.
- Offered with no onward chain for a smoother transaction.
- Includes a welcoming lounge and a kitchen/diner.

£49,950

EPC Rating D (59)





Property Description

This two-bedroom, stone-built terraced house is an ideal opportunity for investors or first-time buyers, as it is offered with no onward chain. The property features a welcoming lounge and a kitchen/diner, leading up to a first-floor landing, two well-appointed bedrooms, a bathroom, and an external rear yard. Benefiting from gas combi central heating and uPVC double glazing. Additionally, it boasts a freehold tenure, a Council Tax band A, and an EPC rating of D (59). A virtual tour is also available for your convenience.

LOUNGE

15' 1" x 15' 1" (4.62m x 4.60m) uPVC entrance door, wall mounted electric fire, uPVC double glazed window, stairs to the first floor, storage cupboard, TV aerial cable, double radiator and a door leading to the kitchen/diner.



KITCHEN/DINER

8' 6" x 15' 1" (2.61m x 4.60m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas combi central heating boiler, tiled floor, double radiator, telephone point, uPVC double glazed window and a rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

12' 3" x 15' 1" (3.74m x 4.60m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

11' 9" x 9' 8" (3.59m x 2.95m) uPVC double glazed window and a single radiator.

BATHROOM

8' 6" x 5' 1" (2.60m x 1.57m) A white suite featuring a panelled bath with electric shower over curtain and rail, part tiled walls, pedestal wash basin, WC, single radiator and a uPVC double glazed window.

EXTERNAL

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (59). 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.





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 for further information.

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.

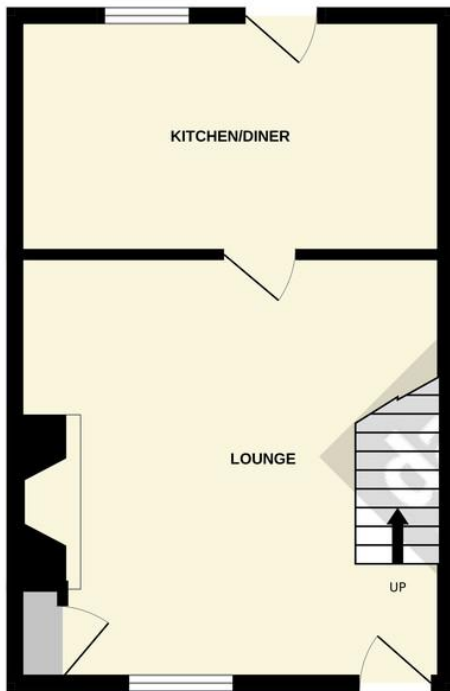
MORTGAGE ADVICE

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.

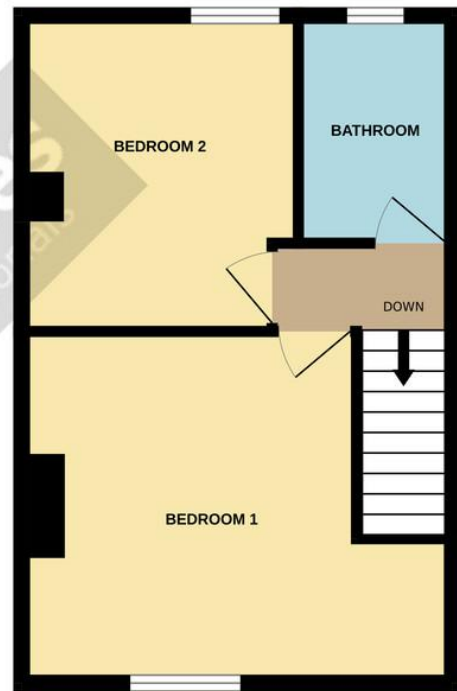
AGENTS NOTE

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
31.5 sq.m. (339 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (345 sq.ft.) approx.



TOTAL FLOOR AREA : 63.6 sq.m. (685 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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