



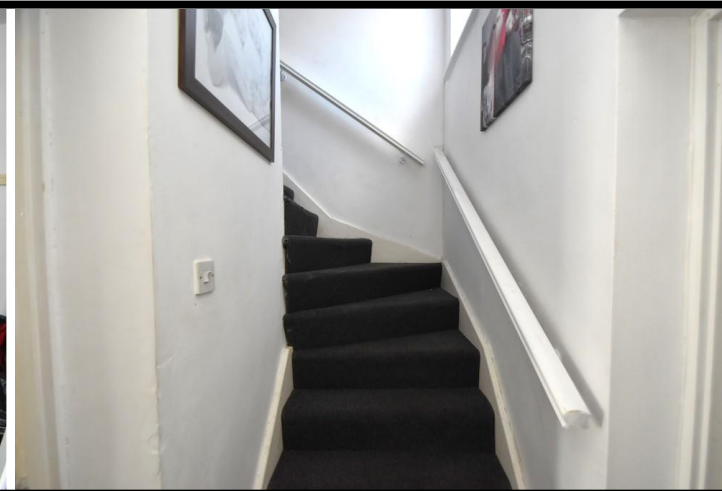
Elm Street | South Moor | Stanley | DH9 7EA

ATTENTION LANDLORDS - CURRENTLY RENTED AT £450 PCM ON A FIXED TERM TENANCY UNTIL MAY 2025

A spacious two bedroom mid terraced house warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, lounge/diner, storage cupboards, fitted kitchen with integrated cooking appliance. To the first floor are two bedrooms and bathroom. On-street parking to the front and self-contained yard to the rear. Energy rating D, freehold, Council Tax band A. Virtual tour available.

Offers Over £50,000

- 2 Bedroom Mid Terrace
- Spacious Lounge/Diner
- Kitchen With Integrated Cooking Appliance
- Gas Combi Central Heating
- Bathroom With Shower Over Bath



Property Description

LOBBY

uPVC double glazed door.

LOUNGE/DINER

16' 10" (maximum) x 17' 10" (maximum) (5.15m x 5.44m)

Electric fire, double panelled radiator under stair storage cupboard, uPVC double glazed window.

INNER HALLWAY

Large walk in storage cupboard with wall mounted gas combi central heating boiler, uPVC double glazed window.

KITCHEN

7' 11" x 9' 7" (2.42m x 2.94m) Fitted with a range of wall and base units with complimentary granite effect laminate work surfaces and tiled splash backs. Integrated stainless steel oven/grill, electric hob. Inset stainless steel single drainer sink unit with mixer tap, plumbed for automatic washer, double panelled radiator, inset spot lights, uPVC double glazed

window and door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch.

BEDROOM 1 (TO FRONT)

10' 1" x 17' 10" (3.08m x 5.44m) Double panelled radiator, uPVC double glazed window.

BEDROOM 2 (TO REAR)

10' 8" x 8' 8" (maximum) (3.26m x 2.66m) Double panelled radiator, uPVC double glazed window.

BATHROOM

7' 4" x 5' 9" (2.26m x 1.77m) White suite with panelled bath with electric shower over, curtain and rail, tiled splash back, pedestal wash basin, low level WC, double panelled radiator, uPVC double glazed window.

EXTERNAL

To rear - self contained yard.

HEATING

Gas combi central heating via radiators.

GLAZING

Full uPVC double glazing installed.

PARKING

Only on-street parking available.

COUNCIL TAX

The property is in Council Tax band A.

ENERGY PERFORMANCE

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

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

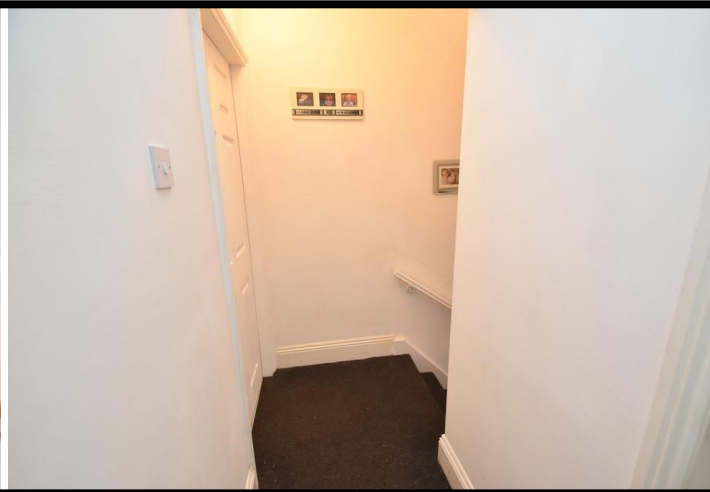
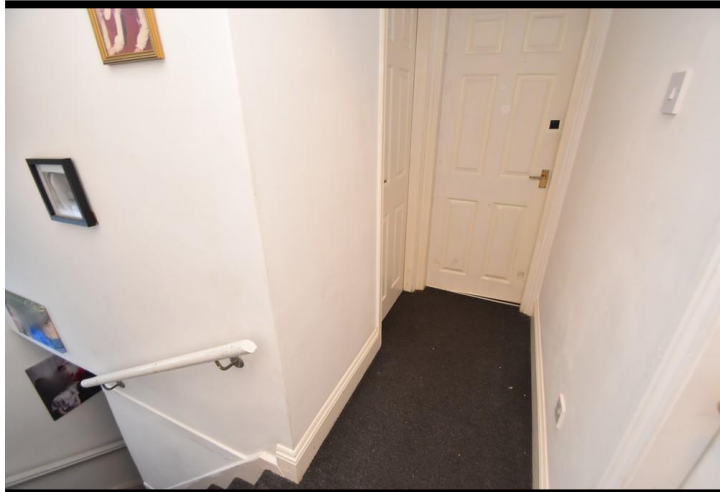
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification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

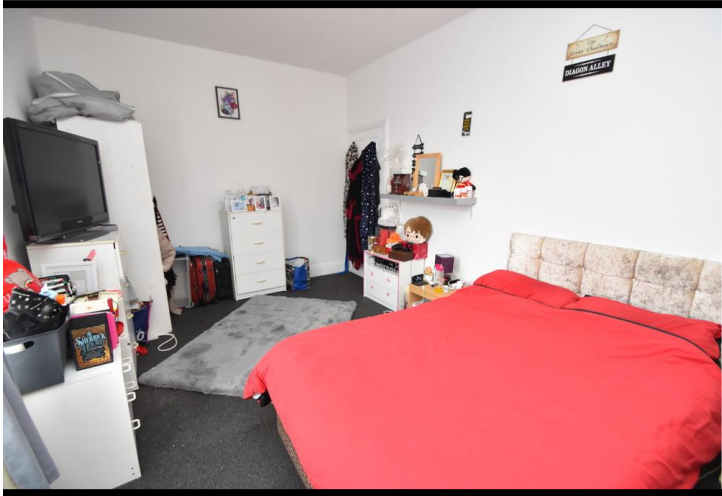
MORTGAGE ADVICE

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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

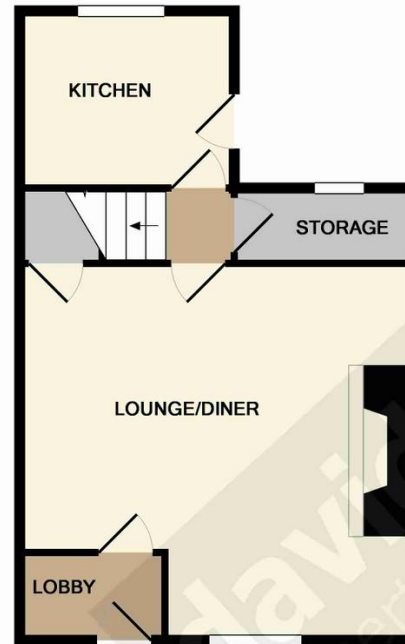
County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

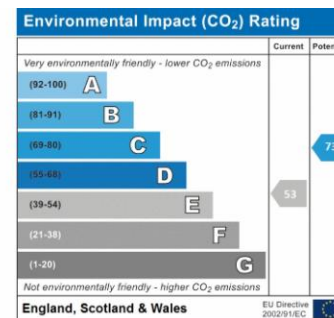
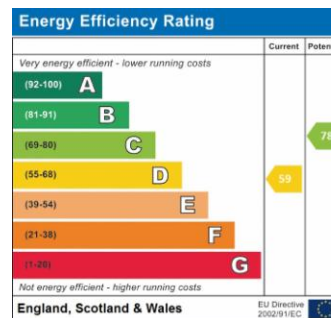
01207231111



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.7 SQ.M.)

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
Made with Metropix ©2013



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



rightmove
find your happy

