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property professionals

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

- Investment Offering at Least 9% Yield Return
- 2 Bedroom Mid Terrace
- Kitchen With Cooking Appliance
- Lounge With Bay Window

Offers In Excess Of £50,000

EPC Rating D





Property Description

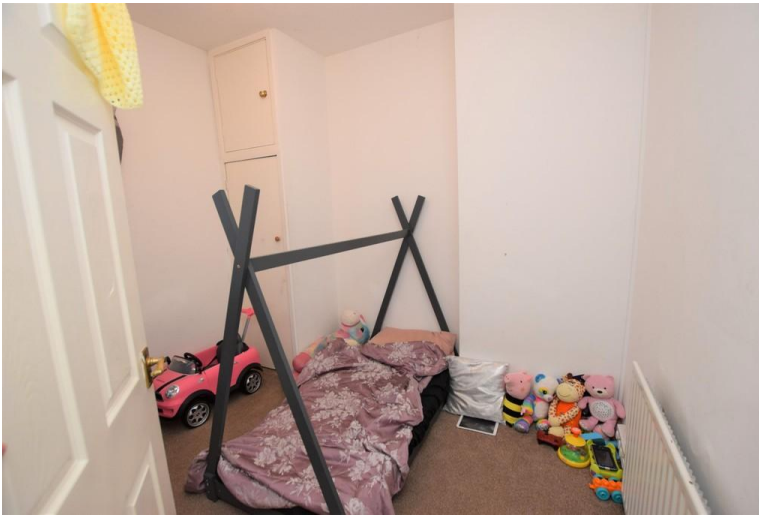
*** ATTENTION LANDLORDS - THE TENANTS WISHES TO STAY AND PAYS £450 PCM OFFERING A YIELD RETURN OF AT LEAST 9%. A 2 bedroom mid terrace occupied by the tenant since August 2020. The house is warmed by gas combi central heating and full uPVC double glazing and benefits from a front garden and enclosed rear yard. Briefly comprises of entrance lobby, lounge with fireplace, kitchen with cooking appliance, two bedrooms and bathroom with shower over. EPC rating D.

ENTRANCE LOBBY

uPVC double glazed door, staircase to the first floor.

LOUNGE

14' 1" x 15' 1" Max (4.30m x 4.60m) uPVC double glazed bay window, wooden fire surround, under stair storage cupboard, radiator.



KITCHEN

12' 11" x 7' 10" (3.94m x 2.39m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, slot in electric cooker, plumbed for washing machine, sink and drainer, vinyl flooring, two uPVC double glazed windows.

FIRST FLOOR

Landing, loft access.

BEDROOM 1

15' 1" x 13' 1" (4.60m x 3.99m) uPVC double glazed window, radiator.

BEDROOM 2

9' 9" x 8' 7" (2.98m x 2.63m) uPVC double glazed window, radiator, cupboard with gas combi central heating boiler.

BATHROOM

6' 4" x 6' 2" (1.94m x 1.88m) Panel bath with tiled splash backs and electric shower over, wc, pedestal wash basin, radiator, vinyl flooring, uPVC double glazed window.

EXTERNAL

To front - garden with paved pathway. To rear - enclosed yard with access gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (64). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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 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.

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.

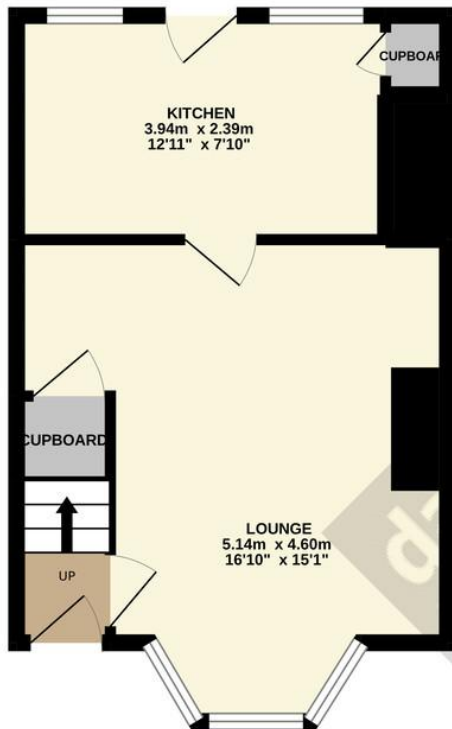
TENURE

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

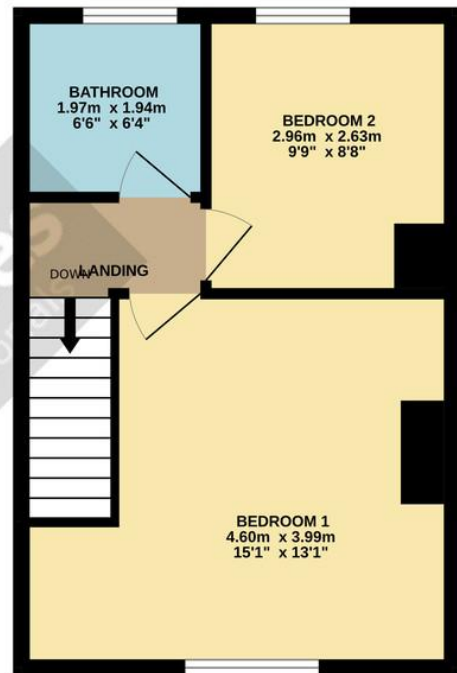
COUNCIL TAX

The property is in Council Tax band A.

GROUND FLOOR
30.5 sq.m. (329 sq.ft.) approx.

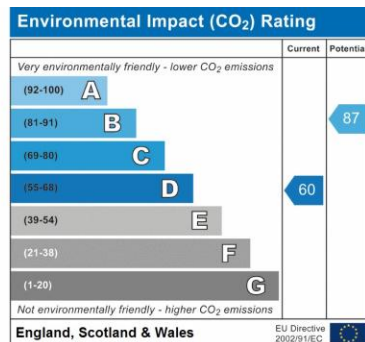
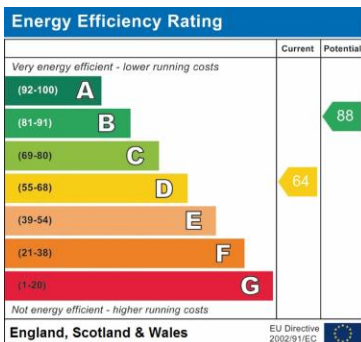


1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA: 61.6 sq.m. (663 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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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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