



Sylvia Terrace | Shield Row | Stanley | DH9 0EG

ATTENTION LANDLORDS We offer this two bedroom stone-built terraced house which comes with a willing tenant who currently pays £495 PCM providing a yield of 10%. The accommodation comprises a hallway, lounge, dining room, kitchen, first floor landing, two bedrooms and a shower room/WC. Self-contained yard to the rear, gas combi central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating D (60). Virtual tour and 360 degree tour available.

Offers Over £52,000

- Two-bedroom stone-built terraced house available for purchase.
- SUITABLE FOR INVESTORS ONLY
- Current tenant paying £495 PCM, offering a 10% yield.
- Accommodation includes hallway, lounge, dining room, and kitchen.
- First floor with two bedrooms and a shower room/WC.



Property Description

HALL

uPVC double glazed entrance door, double radiator, tiled floor, stair to the first floor and a door leading to the lounge.

LOUNGE

12' 6" x 15' 3" (3.83m x 4.67m) Feature brick fire surround, hearth, dado rail, wall light, coving, uPVC double glazed window and a door leading to the dining room.

DINING ROOM

7' 10" x 13' 0" (2.40m x 3.97m) Base unit with laminate worktop, tall cupboard suitable for housing a free standing fridge/freezer, storage cupboard, uPVC double glazed window, tiled floor, PVC panelled walls, matching ceiling with inset LED spotlights, double radiator, space for a dining table and a doorway to the kitchen.

KITCHEN

4' 11" x 8' 5" (1.50m x 2.58m) Fitted with white wall and base units with laminate worktops and tiled splash-backs. Slot-in gas cooker, stainless steel sink with mixer tap, plumbed for a washing machine, laminate floor tiles, PVC panelled walls, uPVC double glazed window and matching rear exit door to yard.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and shower room/WC.

BEDROOM 1 (TO THE FRONT)

12' 7" x 12' 0" (3.85m x 3.68m) Built-in cupboards, uPVC double glazed window, double radiator and a dado rail.

BEDROOM 2 (TO THE REAR)

8' 1" x 6' 2" (2.47m x 1.88m) uPVC double glazed window,

single radiator and a dado rail.

SHOWER ROOM/WC

4' 7" x 8' 9" (1.40m x 2.67m) Walk-in glazed cubicle with mains thermostatic shower, WC, pedestal wash basin, tiled walls, laminate floor tiles, uPVC double glazed window and a double radiator.

EXTERNAL

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (60). 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.

COUNCIL TAX

The property is in Council Tax band A.

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, X and Instagram. You can also view our 360 degree tour on our website. 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

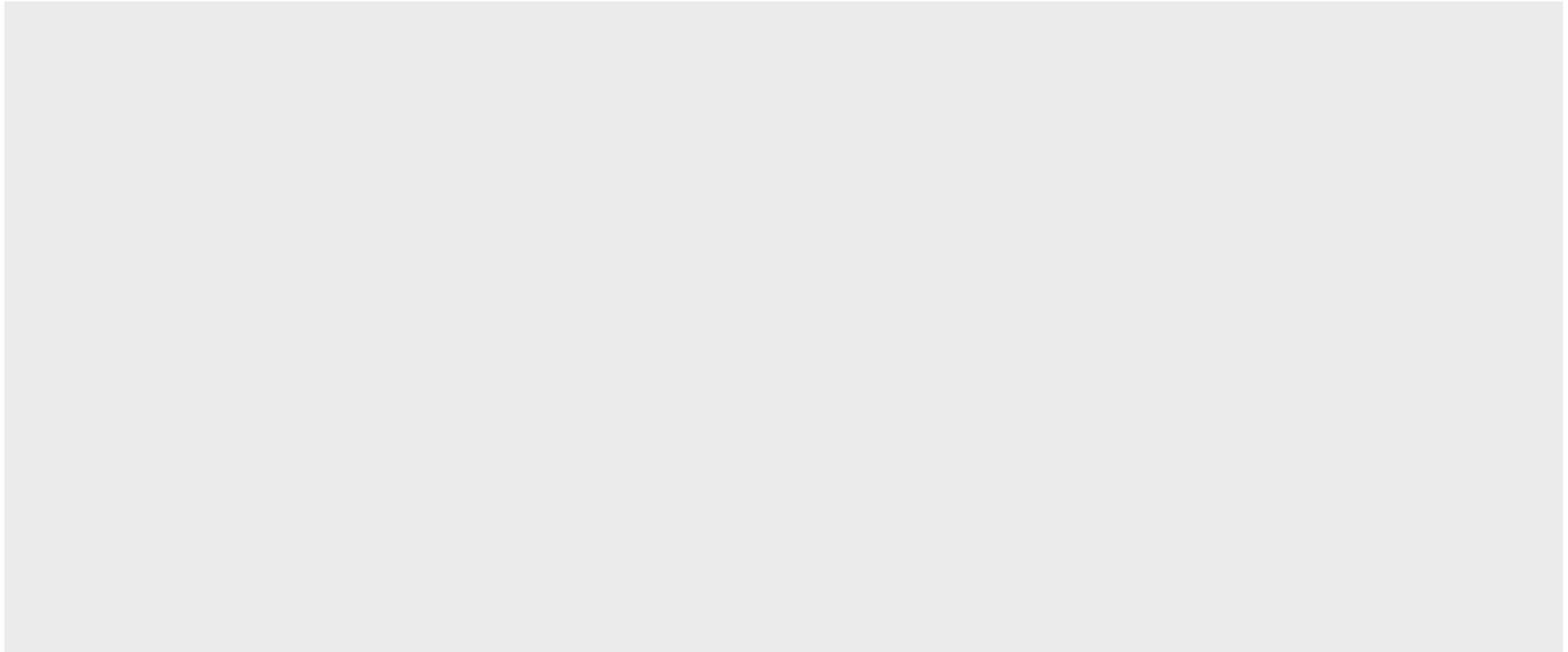
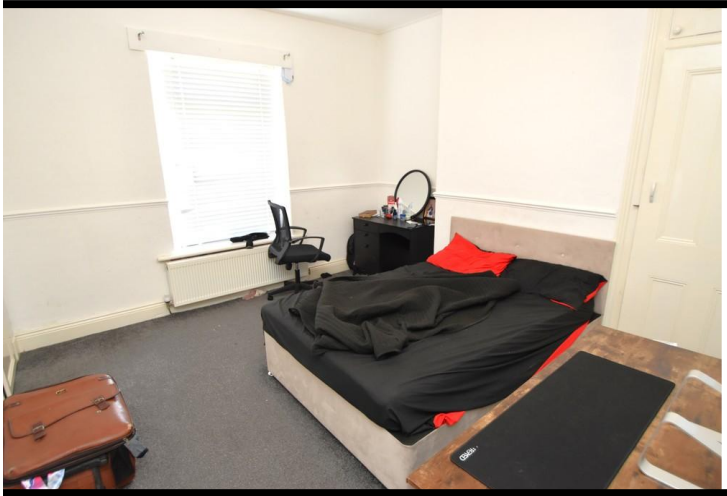
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

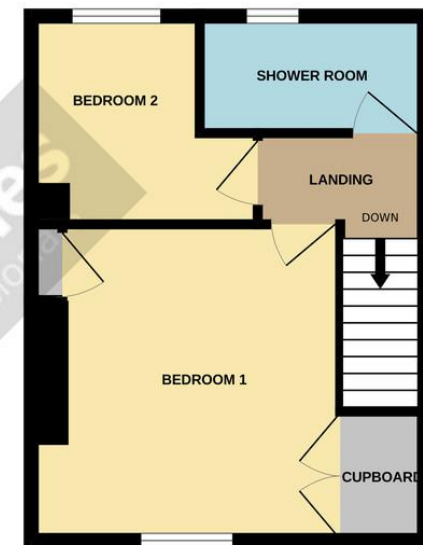
info@davidbailes.co.uk

01207231111

GROUND FLOOR
31.4 sq.m. (338 sq.ft.) approx.



1ST FLOOR
28.3 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 59.6 sq.m. (642 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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	88
(69-80) C	
(55-68) D	60
(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

