



Rose Avenue | South Moor | Stanley | DH9 7RB

We offer an investment opportunity for this two bedroom mid-terraced house with single storey rear extension which requires some updating but offers potential to create a lovely home. The accommodation comprises a lounge with bay window, dining room, kitchen, first floor landing, two double bedrooms and a bathroom. Garden to the front and yard to the rear. Modern gas combi central heating boiler, uPVC double glazing, EPC rating D (64), Council Tax Band A, freehold. Virtual tour available.

£55,000

- Investment Opportunity: Potential for value increase through updating.
- Two Bedrooms: Spacious mid-terraced house with rear extension.
- Lounge: Features a bay window for ample natural light.
- Dining Room: Separate area for family meals.
- Kitchen: Functional space with modernisation potential.



Property Description

LOUNGE

uPVC double glazed entrance door with matching windows within the large bay. Feature Adam style fire surround with marble inlay and hearth with electric fire. Laminate flooring, double radiator, coving and large opening to the dining room.

DINING ROOM

Stairs to the first floor with storage cupboard beneath. Wall mounted gas combi central heating boiler, laminate flooring, double radiator, coving and a doorway leading to the kitchen.

KITCHEN

Fitted with wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a cooker with gas point, stainless steel sink, plumbed for a washing machine, double radiator, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Dado rail, laminate flooring, single radiator, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

Fitted wardrobes, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

Single radiator and a uPVC double glazed window.

BATHROOM

A white suite featuring a panelled bath with electric shower over, PVC panelled splash-backs, curtain and rail. Pedestal wash basin, WC, single radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Forecourt garden.

TO THE REAR

Enclosed yard with cold water supply tap.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

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.

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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

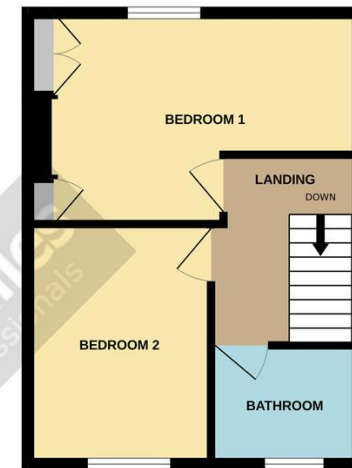
info@davidbailes.co.uk

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GROUND FLOOR
37.6 sq.m. (405 sq.ft.) approx.

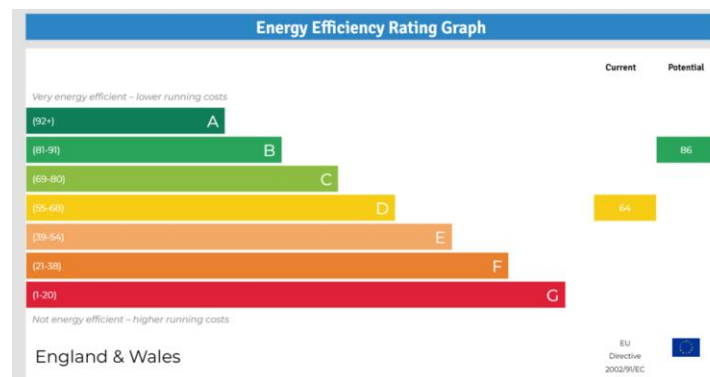


1ST FLOOR
30.5 sq.m. (328 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 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 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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