



## Palmer Street | South Moor | South Moor | DH9 7RD

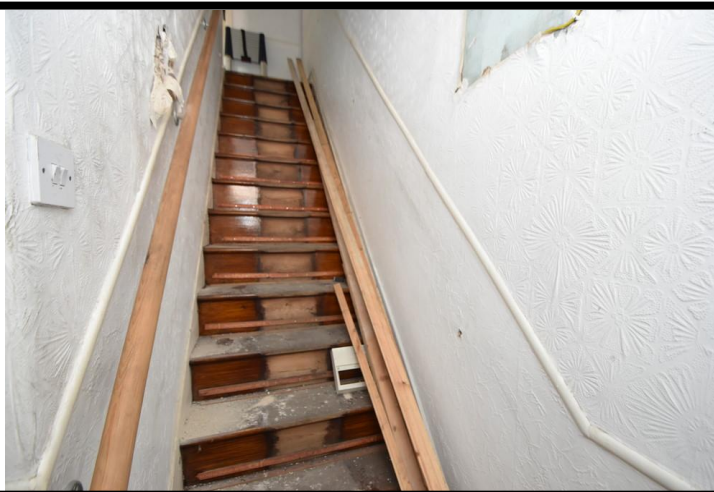
IDEAL FOR CASH BUYERS Offered with vacant possession, this two-bedroom mid-terrace property benefits from an attached garage and offers excellent potential for refurbishment, with the condition reflected in the asking price.

The accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen space (currently unfitted), first floor landing, two bedrooms and a wet room/WC. Externally, there is a yard to the rear and an attached garage with an additional WC. Further features include gas central heating, single glazing, freehold tenure, Council Tax Band A, and an EPC rating of E (47).

## Offers Over £25,000

- Refurbishment project with no upper chain
- Suitable for cash purchasers
- Mid terraced house
- 2 bedrooms
- Attached garage





## Property Description

### HALLWAY

Entrance door with double glazed window over, stairs to the first floor and a door leading to the lounge.

### LOUNGE

14' 5" x 15' 7" (maximum) (4.41m x 4.75m) Large inglenook fireplace, single glazed window, double radiator, wall lights and a large opening to the dining room.

### DINING ROOM

7' 7" x 15' 6" (2.32m x 4.73m) Wall mounted gas fire incorporating a Baxi Bermuda back central heating boiler, single glazed window, double radiator and a doorway to the kitchen room.

### KITCHEN ROOM

11' 1" x 7' 9" (3.40m x 2.37m) A separate room suitable to house a kitchen, single glazed windows and an exit door leads to the yard.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1 (TO THE FRONT)

13' 0" x 15' 6" (3.97m x 4.73m) Over-stair storage cupboard, single glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

9' 2" x 9' 6" (2.80m x 2.90m) Single glazed window and a double radiator.

#### SHOWER ROOM/WC

5' 10" x 5' 6" (1.80m x 1.70m) A wet room with a combination of tiled walls and PVC splash-backs. Electric shower, curtain and rail, pedestal wash basin, WC, single radiator, hot water tank and a single glazed window.

### EXTERNAL

Yard giving access to the attached garage.

#### GARAGE

16' 10" x 11' 2" (5.14m x 3.41m) An attached garage with up and over door, enclosed WC, power points, lighting, side door, uPVC double glazed windows and a single glazed window.

#### HEATING

Gas fired central heating via back boiler and radiators.

#### GLAZING

Almost all windows are timber framed and single glazed.

#### ENERGY EFFICIENCY

EPC rating E (47). 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.

## BROADBAND SPEEDS

Average download speed of the fastest package currently available at this postcode is Ultrafast 10,000 Mbps. Suitable for web & social, flawless video calls, 4K streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.

## MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

## VIEWINGS

To arrange a viewing please contact the office.

## MAKING AN OFFER

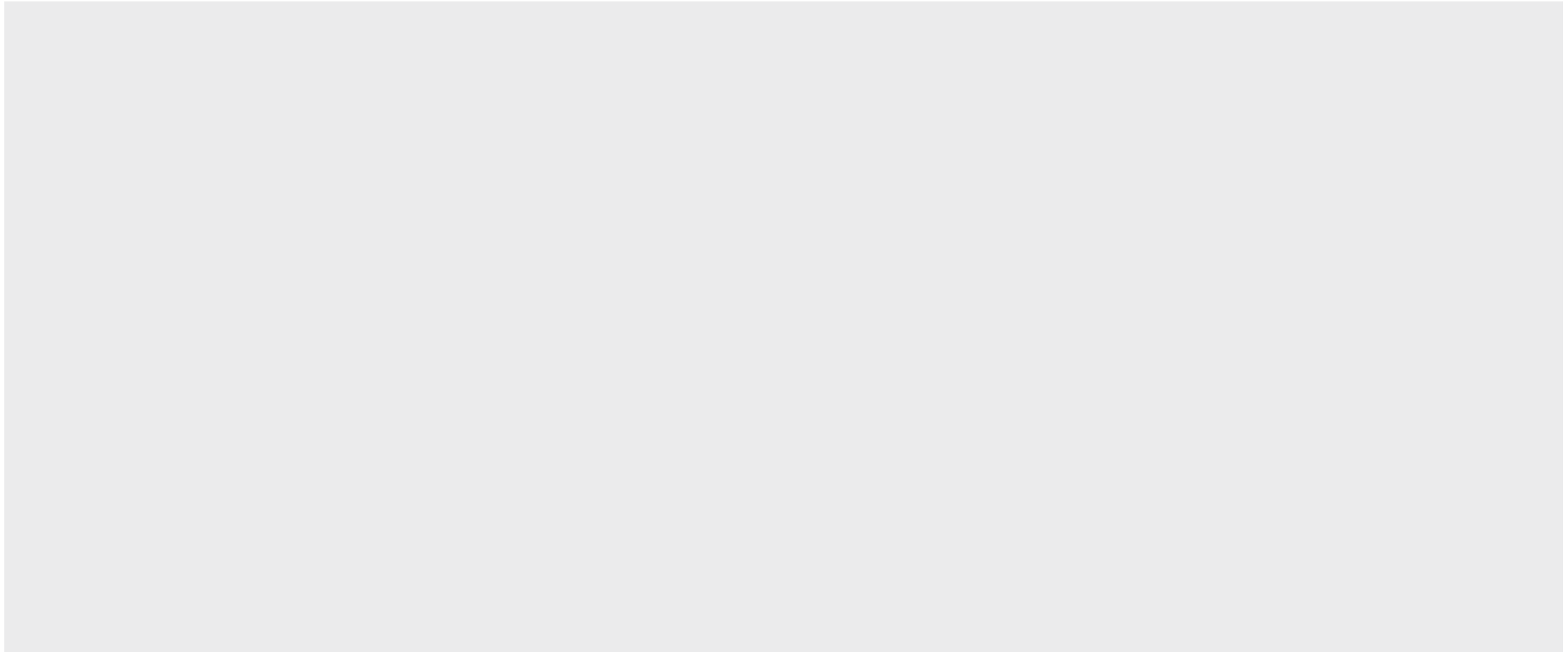
Please note that all offers will require financial verification including proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed. PLEASE NOTE THAT MOST LENDERS REQUIRE A PROPERTY TO HAVE A FUNCTIONING KITCHEN AND SO THIS PROPERTY IS MORE SUITED TO CASH PURCHASERS.

## 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

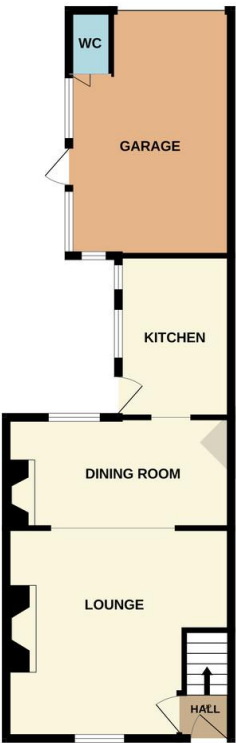
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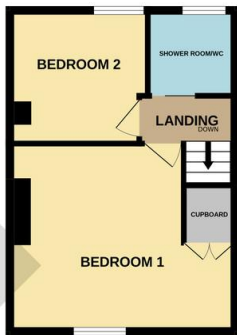
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
55.7 sq.m. (599 sq.ft.) approx.



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



David Bailes  
property professionals

TOTAL FLOOR AREA: 86.8 sq.m. (934 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

