

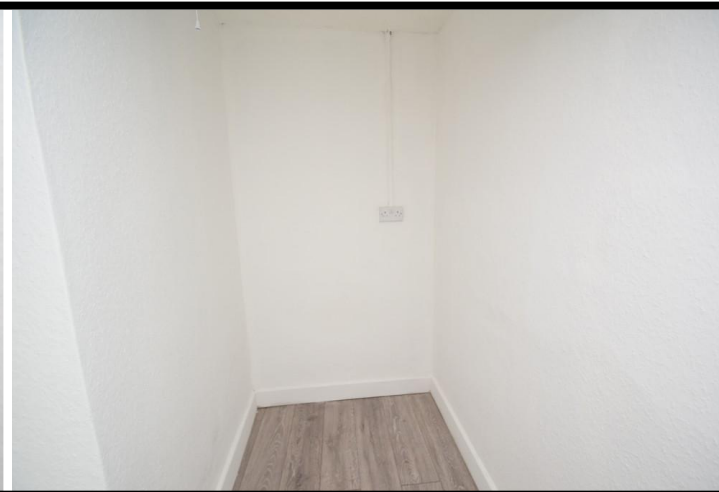


School Terrace | South Moor | Stanley | DH9 7QN

Recently refurbished three-bedroom mid-terrace with brand-new kitchen, bathroom, flooring and carpets. Ideal buy-to-let investment with potential 10% yield, or a ready-to-move-into home for first-time buyers. Enclosed garden to front and yard to rear. Offered With No Upper Chain. Council Tax Band A. EPC rating D (65).

£72,000

- 3 Bedroom Mid Terrace
- Fully Refurbished
- Modern Fitted Kitchen With Cooking Appliances
- Spacious Lounge With Bay Window And Fireplace
- New Bathroom Suite



Property Description

This recently modernised three-bedroom mid-terrace presents an attractive investment, offering the potential for a 10% rental yield return.

The accommodation includes a long hallway, lounge with bay window and feature fireplace, newly fitted kitchen with integrated cooking appliances and recess storage area. To the first floor, there are three bedrooms and a stylish new bathroom. Every room has been redecorated with new flooring and carpets.

Externally, the property benefits from a small enclosed garden to the front and a concrete rear yard. Located in South Moor, the property is within easy reach of local amenities, schools and bus routes - making it highly appealing to long-term tenants.

This is a fantastic opportunity for first-time buyers or landlords looking for a ready-to-go investment property.

ENTRANCE LOBBY

3' 6" x 3' 0" (1.09m x 0.93m) uPVC double glazed entrance door from the front garden.

HALLWAY

Along hallway with radiator, laminate flooring and staircase to the first floor.

LOUNGE

13' 7" x 13' 10" (4.15m x 4.23m) A freshly decorated room with uPVC double glazed bay window and feature fireplace with inset coal effect gas fire, radiator, opening leading to the kitchen/diner.

KITCHEN/DINER

11' 7" x 11' 1" (3.54m x 3.40m) A newly fitted kitchen with modern wall and base units, complimentary work tops with tiled splash backs, integrated oven and gas cooking hob with extractor canopy, sink and drainer with mixer tap, plumbed space for a washing machine, gas combi central heating boiler,

radiator, uPVC double glazed window and door to the rear yard, open archway to an extended storage area fitted with a base storage unit and space for a fridge/freezer, laminate flooring.

FIRST FLOOR

Landing, newel post and spindle staircase, built in storage cupboard, radiator.

STORAGE ROOM

8' 8" x 3' 5" (2.66m x 1.06m) Located off the landing with a uPVC double glazed window.

BEDROOM 1

11' 7" x 10' 4" (3.55m x 3.15m) uPVC double glazed window, radiator.

BEDROOM 2

9' 2" x 5' 2" (2.80m x 1.60m) uPVC double glazed window, radiator.

BEDROOM 3

8' 7" x 6' 6" (2.64m x 1.99m) uPVC double glazed window, radiator.

BATHROOM

12' 3" x 4' 11" (3.74m x 1.50m) A new bathroom suite with panel bath and shower fitment, fully tiled splash back walls around the bath, WC, vanity unit with wash basin, built in storage cupboard, radiator, vinyl flooring. uPVC double glazed window, loft access.

EXTERNAL

A small enclosed lawn garden with access gate. To the rear is an enclosed concrete yard with access gate.

PARKING

Only on street parking available.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

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.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

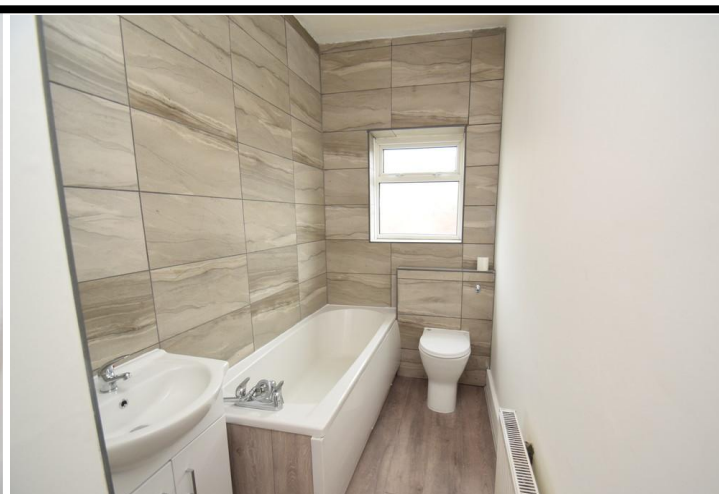
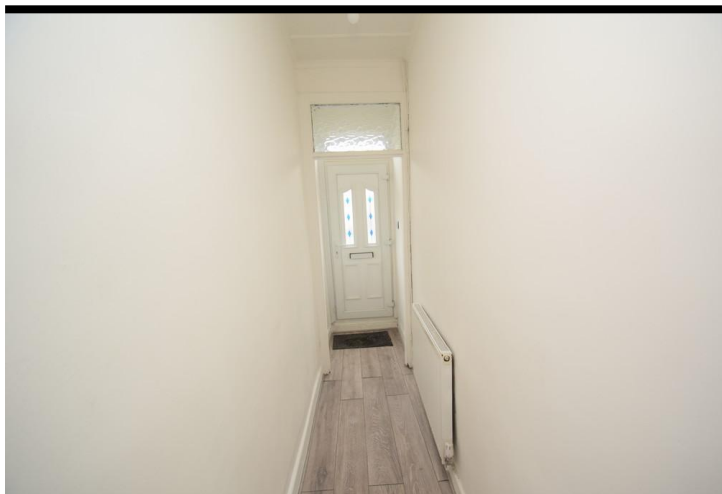
SELECTIVE LICENSING

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.

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.





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.



Tenure

Freehold

Council Tax Band

A

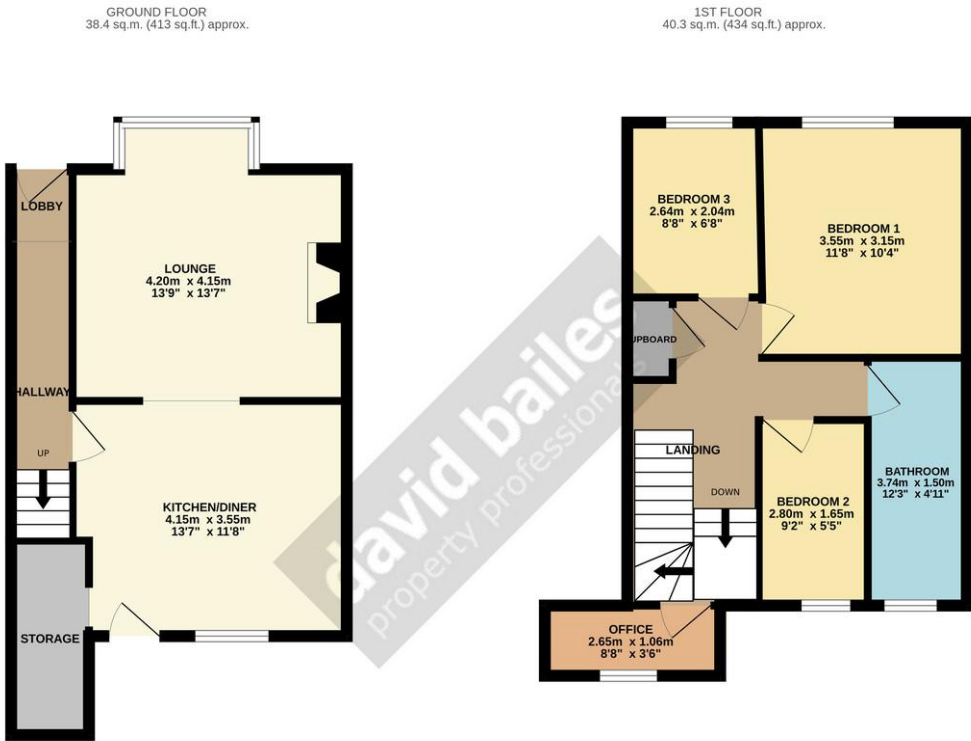
Viewing Arrangements

Strictly by appointment

Contact Details

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TOTAL FLOOR AREA: 78.7 sq.m. (847 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	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 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

