



Elwin Street | Pelton | Chester Le Street | DH2 1EB

ATTENTION LANDLORDS / INVESTORS

Two-bedroom mid-terraced home sold with a **willing tenant in situ**, currently paying **£600 PCM**, providing an **attractive gross yield of approx. 9.7%**. The property benefits from **gas combi central heating** and **uPVC double glazing**, and offers accommodation comprising an entrance hallway, lounge with feature fireplace, separate dining room with walk-in storage cupboard, fitted kitchen, two bedrooms and a bathroom with shower over the bath. Further benefits include **EPC rating C (71)**, **Council Tax Band A**, and **freehold tenure**, making this a **low-running-cost investment opportunity**. **Early viewing recommended**.

£74,000

- Two-bedroom mid-terraced house
- Sold with willing tenant in situ paying £600 PCM
- Approximate gross yield of 9.7%
- Gas combi central heating
- Full uPVC double glazing



Property Description

ATTENTION LANDLORDS / INVESTORS

We are pleased to offer to the market this two-bedroom mid-terraced home, being sold with a willing tenant in situ, currently paying £600 per calendar month, providing an attractive gross yield of approximately 9.7%. The property benefits from gas combi central heating and full uPVC double glazing, and offers well-proportioned accommodation ideally suited to the rental market. Internally, the accommodation briefly comprises an entrance hallway, a lounge with feature fireplace, a separate dining room with a useful walk-in storage cupboard, and a fitted kitchen with integrated cooking appliances. To the first floor, there is a generous main bedroom with fitted wardrobes, a second bedroom, and a bathroom fitted with a white suite and shower over the bath. Further benefits include an EPC rating of C (71), Council Tax Band A, freehold tenure, making this a low-running-cost investment opportunity. Early viewing is recommended to appreciate the rental return.

ENTRANCE HALL

uPVC double glazed door with matching window over, double radiator, laminate flooring, staircase to the first floor and a door leading to the lounge.

LOUNGE

11' 10" x 11' 7" (3.62m x 3.55m) Feature fireplace with gas fire, uPVC double glazed bow window, double radiator, laminate flooring, Virgin media cables, coving to ceiling, wall lighting to alcove and a door to the dining room.

DINING ROOM

11' 8" x 8' 10" (3.57m x 2.71m) uPVC double glazed window, double radiator, walk-in storage cupboard, laminate flooring and a door to the kitchen.

KITCHEN

8' 10" x 7' 6" (2.71m x 2.30m) Fitted with a range of wall and base units, complimentary laminate worktops and matching upturns, integrated oven and gas cooking hob, extractor hood

and stainless steel splash-back, sink and drainer with mixer tap, plumbed for a washing machine, space for a tall fridge/freezer, wall mounted gas combi central heating boiler, tiled floor, uPVC double glazed window and matching door to the rear yard.

FIRST FLOOR

Landing with newel post and spindle staircase, lot access hatch and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

14' 10" x 10' 4" (4.54m x 3.15m) Fitted sliding mirrored wardrobes, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

10' 7" x 8' 7" (3.25m x 2.64m) uPVC double glazed window and a single radiator.

BATHROOM

8' 11" x 7' 1" (2.73m x 2.17m) A white suite featuring a panelled bath with shower fitment, curtain and rail, part tiled walls and splash-backs, pedestal wash basin, WC, single radiator, uPVC double glazed window and extractor fan.

EXTERNAL

To front - garden with paved patio enclosed by fencing with access gate. To rear - enclosed yard with access gate.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	8 mbps
Superfast	42 mbps
Ultrafast	1800 mbps

MOBILE PHONE COVERAGE

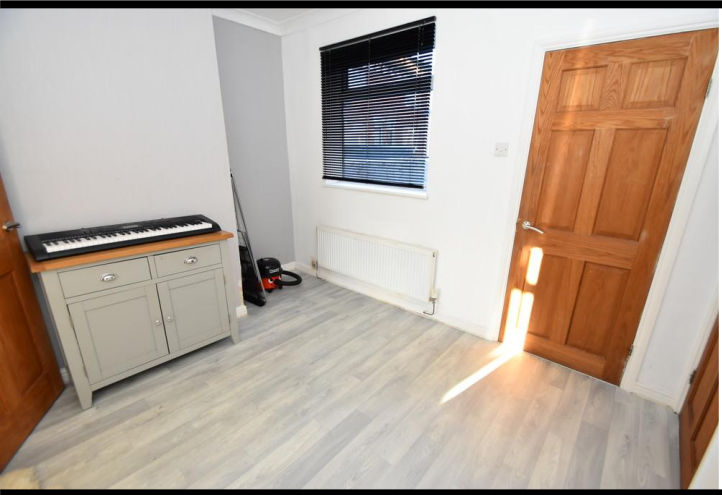
According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

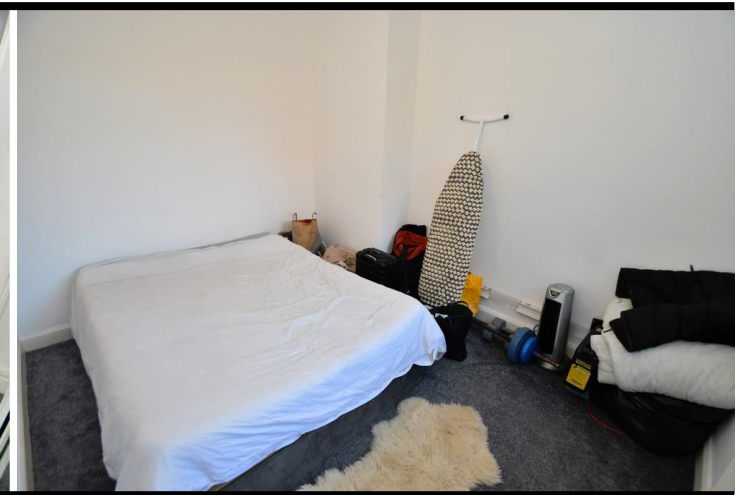
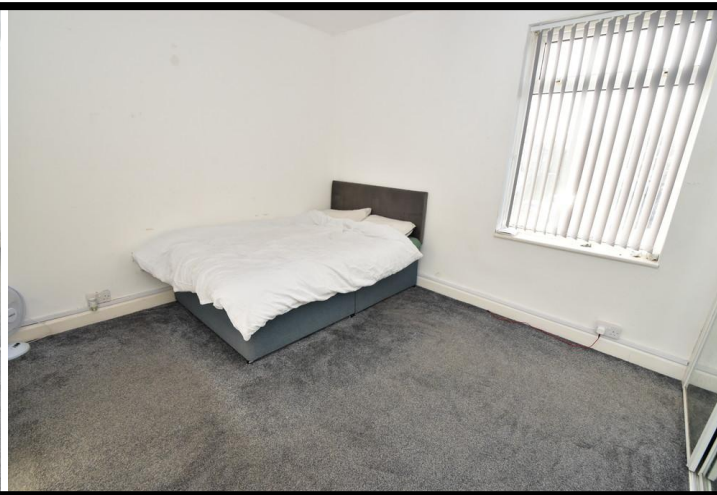
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (79%), Vodafone (73%), EE (67%), Three (60%).

MINING

The property is located within a former mining area.





VIEWINGS

We have created a walk-through 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. There is also a 360 degree tour available 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

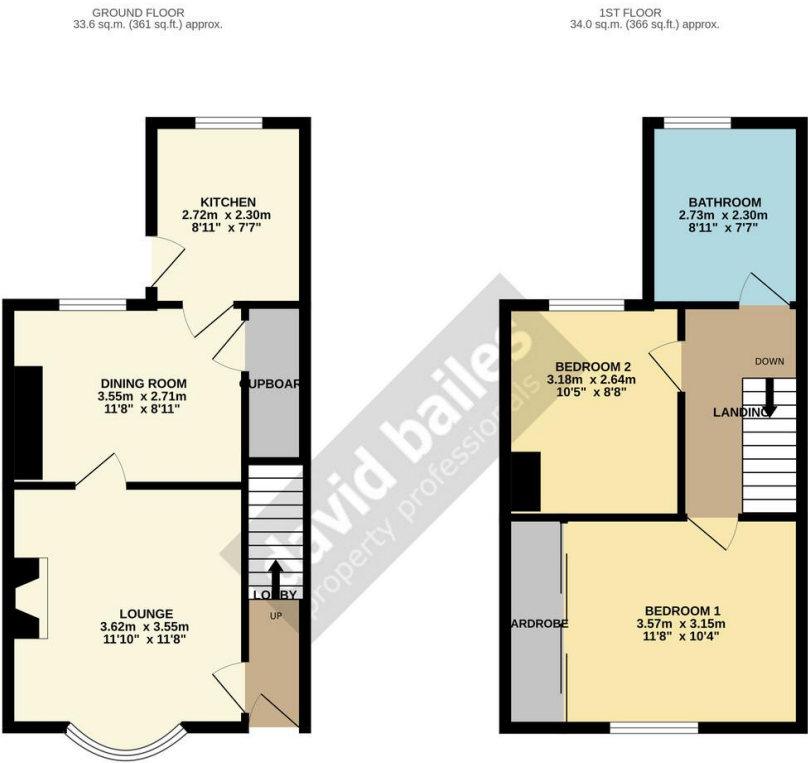
Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111



TOTAL FLOOR AREA: 67.6 sq.m. (727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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		85 B
69-80	C	71 C	
55-68	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

