



## High Road

Stanley, Crook DL15 9SN

£95,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# High Road

Stanley, Crook DL15 9SN



- Investment Opportunity
- EPC Grade D
- Breakfast Kitchen plus Bathroom

- Sold with long standing Tenant
- Two Bedrooms
- Garden to front and rear

- Bungalow
- Lounge
- Village Location

## INVESTMENT OPPORTUNITY!

**SOLD WITH SITTING TENANT** this lovely TWO bedroom TERRACED BUNGALOW situated in Stanley Crook. The bungalow has had a RECENTLY REFITTED kitchen and bathroom and in brief comprises of Lounge, Entrance Porch and Hall, Two Bedrooms and enclosed GARDENS to front and rear.

### Bungalow

### Entrance Porch

UPVC entrance door leads into a porch with tiled floor and wooden glazed door into the inner hallway.

### Entrance Hall

Wooden effect flooring, central heating radiator coving and cornicing with access to the loft.

### Lounge

Located to the front elevation of the bungalow with open coal fire with black surround and tiled hearth, UPVC window and wood effect laminate flooring. Central heating radiator.

### Breakfast Kitchen

Fitted with grey high gloss base units with some wall units, laminate work surfaces and tiled splash backs. Electric oven, gas hob, fridge freezer, stainless steel sink and space and plumbing for a washing machine. Space for a small dining table if required. UPVC window over looking the rear of the property, central heating radiator and wooden door into the rear porch.

### Rear Porch

UPVC Door and part obscured UPVC windows.

### Bedroom One

Located to the rear elevation of the property with UPVC window and central heating radiator.

### Bedroom Two

Located to the front elevation of the property with UPVC window and central heating radiator.

### Bathroom

Fitted with three piece suite comprising bath with mains fed shower over and glass screen, WC and wash hand basin. Heated chrome towel rail, obscured UPVC window with wall cladding and ceiling for easy maintenance. Ceiling spot lights.

### Externally

A wooden gate leads to front of the property which is laid to gravel at either side and a pathway to the front door.

To the rear of the property is an area laid to lawn with a hard standing area for a shed.

### Energy Performance Certificate

To access the Energy Performance Certificate for this property please use the following link:

[https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAc/CnZNJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/\[0\]/MJmPfcambS7Hv6immlowfdg.pdf](https://alto-live.s3.amazonaws.com/mnB3bHQzUs-PaISUSZzMy5eQAc/CnZNJ3uMKX7wJ5EWHMJ5tGaeQCg/EPC/[0]/MJmPfcambS7Hv6immlowfdg.pdf)

EPC rating D

### Agents Note

This property is listed for sale with a sitting tenant, who has resided here for the last 13 years. Potential yield return could be

the following:

£450 pcm 5.4%

£500 pcm 6%

If you require more information please call the office to discuss this in further detail.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Smart meter)

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Likely with EE and O2

Council Tax: Durham County Council, Band: A. Annual price: £1,547.03 (Maximum 2024)

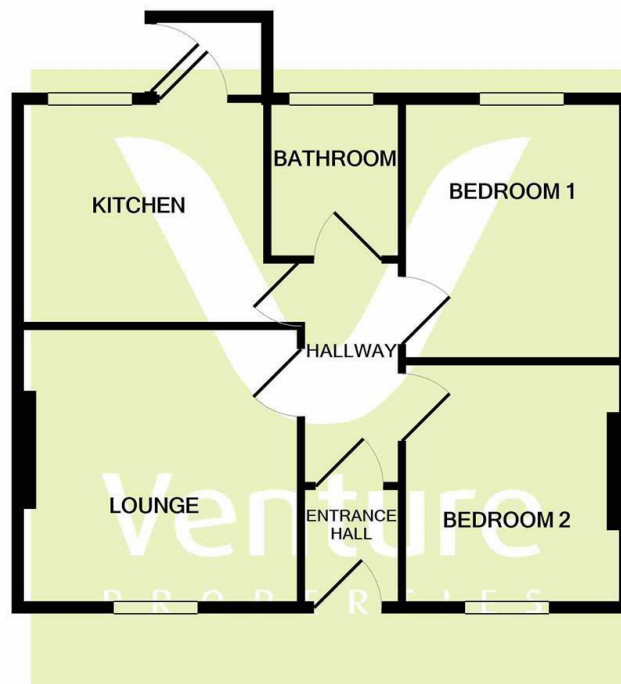
Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

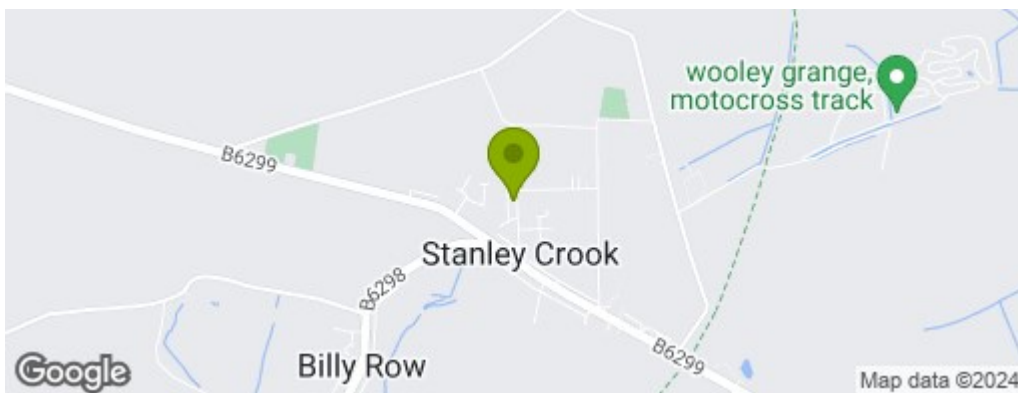
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

### Disclaimer

The preceding details have been sourced from the seller, OnTheMarket.com and other third parties. Verification and confirmation of the information provided, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Property Information

Council Tax Band A - Durham County Council  
 Tenure - Freehold

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