



## Mulberry Terrace | New Kyo | Stanley | DH9 7JH

Offered for sale is this well-presented two-bedroom mid-terraced house, appealing to first-time buyers, owner occupiers and investors alike. The accommodation briefly comprises an entrance hallway, comfortable lounge, breakfasting kitchen and a useful utility room. To the first floor are two double bedrooms and a family bathroom. Externally, the property benefits from a self-contained rear yard providing low-maintenance outside space. Further benefits include gas combi central heating and full uPVC double glazing. The property is freehold, falls within Council Tax Band A. An excellent opportunity to step onto the property ladder, downsize to a manageable home, or purchase a ready-to-let investment property with strong rental demand in the area. EPC rating C (71). 360° and walk-through virtual tours are available.

£75,000

- Two-bedroom mid-terraced house
- Ideal for first-time buyers, owner occupiers or investors
- Lounge & Breakfasting kitchen
- Two double bedrooms
- Self-contained rear yard



## Property Description

### ENTRANCE LOBBY

Composite double glazed door with uPVC double glazed window over, laminate flooring, double radiator, dado rail, coving, staircase to the first floor and a door to the lounge.

### LOUNGE

13' 10" x 11' 5" (4.23m x 3.50m) Feature fireplace with coal effect gas fire, coving to the ceiling and wall mounted lighting to the alcoves, laminate flooring, double radiator, uPVC double glazed window, TV cables, telephone point and a door to the breakfasting kitchen.

### BREAKFASTING KITCHEN

11' 5" x 9' 2" (3.50m x 2.81m) Fitted with a modern range of wall and base units, complimentary work surfaces and tiled splash-backs, integrated oven/grill and gas cooking hob, extractor unit over, stainless steel sink with mixer tap, built-in breakfast bar, single radiator, tiled flooring, uPVC double glazed window and a door to the utility room.

### UTILITY ROOM

8' 7" x 4' 6" (2.63m x 1.38m) Fitted work bench, plumbed for washing machine and space for dryer, gas combi central heating boiler, double radiator, tiled floor, uPVC double glazed window and matching door to the rear yard.

### FIRST FLOOR

Landing, loft access hatch and doors to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

13' 10" Max x 11' 10" Max (4.23m x 3.61m) A spacious room with free standing sliding wardrobe, double radiator, uPVC double glazed window and coving.

### BEDROOM 2 (TO THE REAR)

11' 2" x 7' 8" (3.42m x 2.35m) uPVC double glazed window and a single radiator.

### BATHROOM

6' 3" x 5' 9" (1.93m x 1.77m) A stylish contemporary bathroom suite with panelled bath with attractive tiled splash-backs, thermostatic shower over and fitment, wall hung wash basin with pull-out draw, WC, triple column radiator, vinyl flooring, inset LED spotlights and a uPVC double glazed window.

### EXTERNAL

To front - public footpath with on-street parking. To rear - yard enclosed by brick wall and fencing with access gate.

### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

Full 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.

## UTILITIES

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

## 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

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	9 mbps
Superfast	66 mbps

Ultrafast 2000 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 (77%), Vodaphone (74%), Three (72%), EE (63%)

## VIEWINGS

We have created a walk-through virtual tour which can be

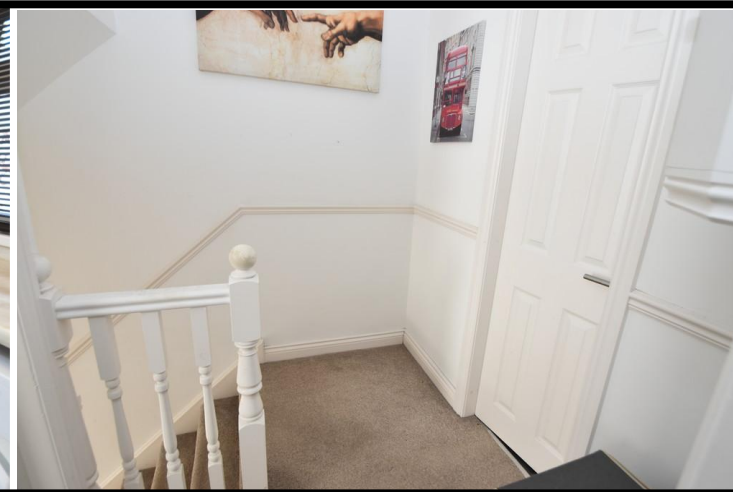
viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.

## 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

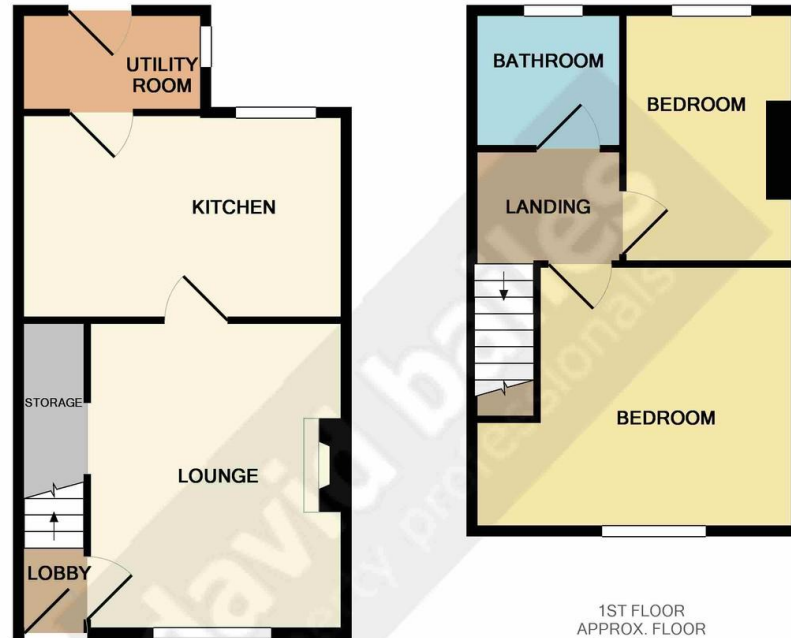
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GROUND FLOOR  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(373 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 30.3 SQ.M.  
(327 SQ.FT.)

TOTAL APPROX. FLOOR AREA 65.0 SQ.M. (700 SQ.FT.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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 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

