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property professionals

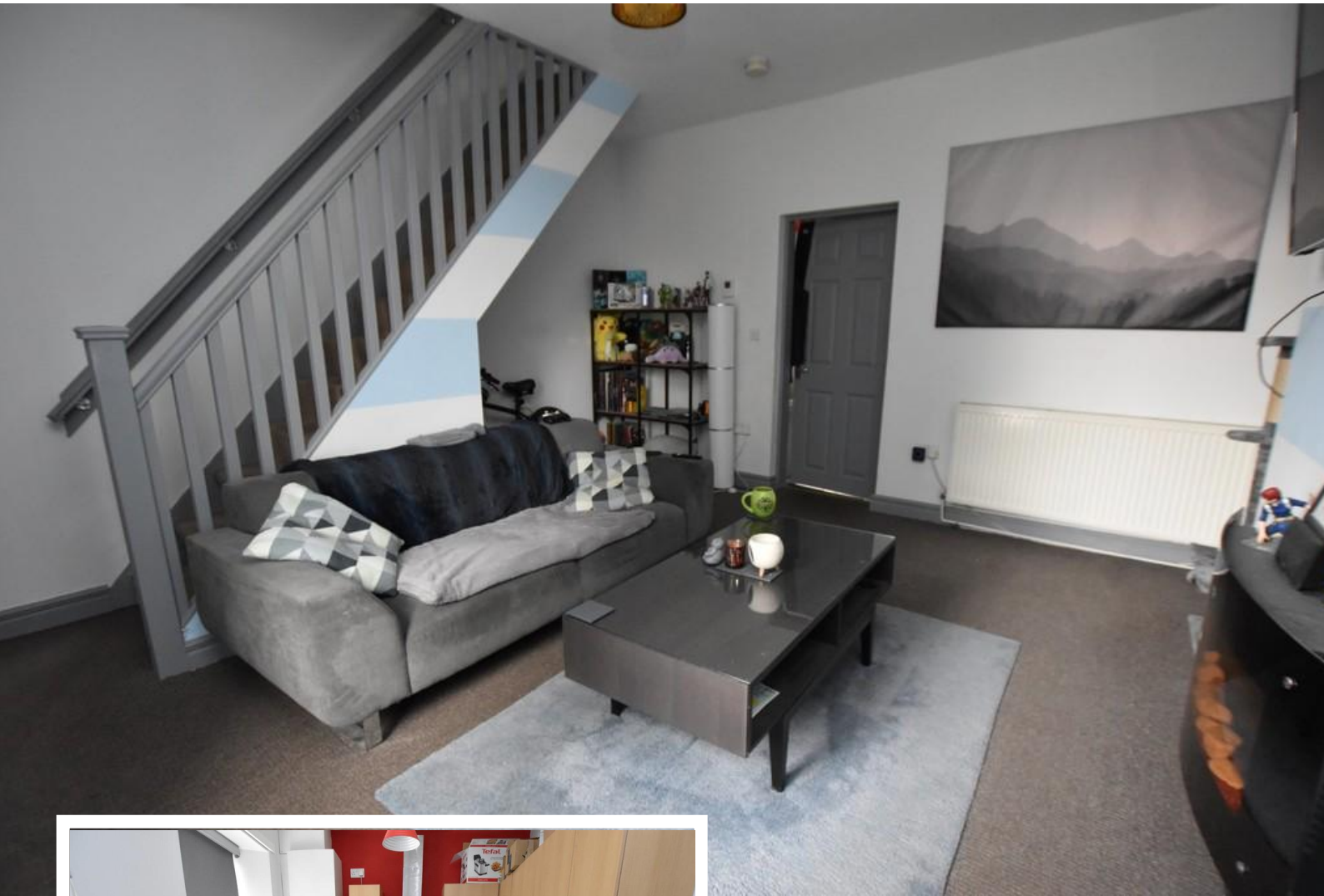
Jane Street,
South Moor, Stanley, DH9 7BH

- Mid terraced house
- 2 bedrooms
- Sold with a willing tenant
- Rent currently £400 PCM

£55,000

EPC Rating C (71)





Property Description

ATTENTION LANDLORDS We offer this two bedroom terraced house being sold with a willing tenant, currently paying £400 PCM. Briefly comprising a lounge, kitchen/diner, first floor landing, two bedrooms and a bathroom/WC. Externally there is a large garden to the front and a self-contained yard to the rear. EPC rating C (71), Council Tax band A, Freehold tenure.

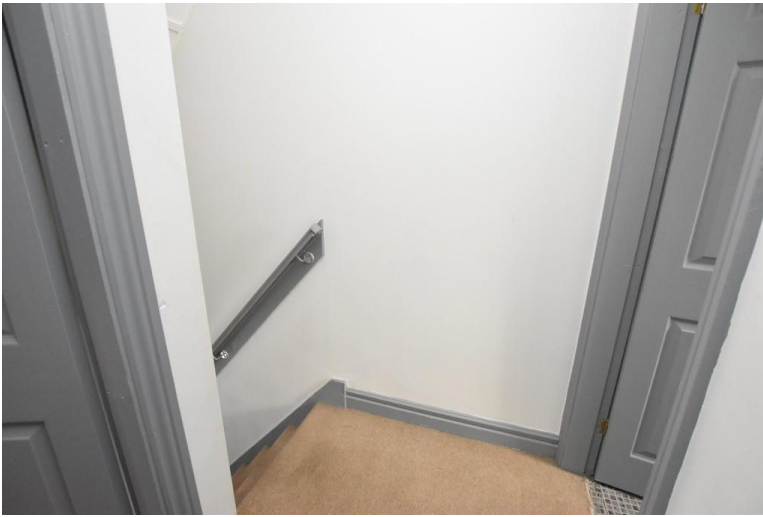
LOUNGE

16' 0" x 14' 11" (4.90m x 4.56m) uPVC double glazed entrance door, wall mounted electric fire, uPVC double glazed window, stairs with storage beneath, double radiator and a door leading to the kitchen/diner.

KITCHEN/DINER

7' 11" x 14' 11" (2.43m x 4.56m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, electric hob and extractor canopy over. Stainless steel sink with mixer tap, plumbed for a





washing machine, wall mounted gas combi central heating boiler, tiled floor, double radiator, telephone point, two uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 8" x 14' 11" (maximum) (3.58m x 4.56m) uPVC double glazed window and a double radiator.



BEDROOM 2 (TO THE REAR)

11' 1" x 8' 5" (3.40m x 2.58m) uPVC double glazed window and a double radiator.

BATHROOM

7' 3" x 6' 1" (2.22m x 1.87m) A white suite featuring a panelled bath with thermostatic mains shower over, tiled splash-backs, pedestal wash basin, WC, double radiator, uPVC double glazed window and an extractor fan.

EXTERNAL

TO THE FRONT

Large garden.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

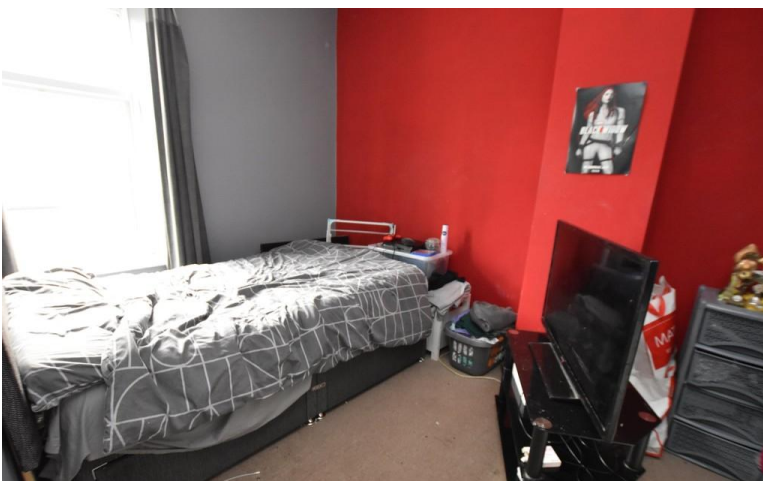
EPC rating C (71). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.





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.

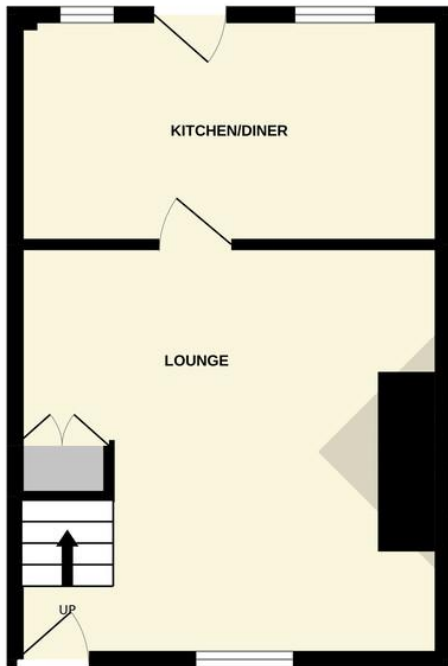
NEED A MORTGAGE?

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.

GROUND FLOOR
29.7 sq.m. (320 sq.ft.) approx.

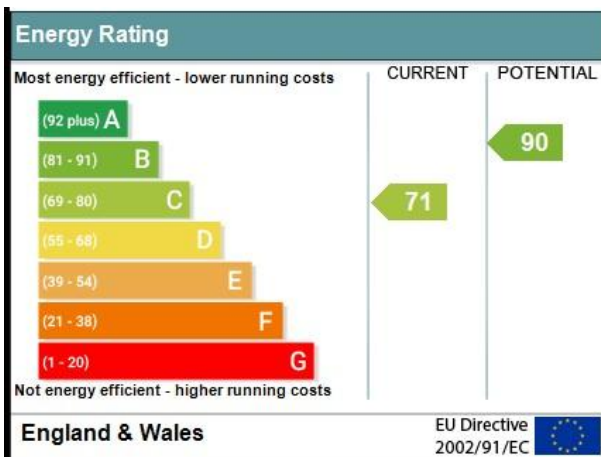


1ST FLOOR
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA: 60.3 sq.m. (649 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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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

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