



Rose Avenue | South Moor | Stanley | DH9 7RB

ATTENTION LANDLORDS This two bedroom mid terraced house has a willing tenant currently paying £440 PCM providing a yield of 10.57%. The accommodation comprises of a rear conservatory, kitchen with integrated cooking appliances, lounge, two double sized bedrooms and bathroom. Modest garden to the front and yard to the rear. Gas combi central heating, uPVC double glazing, EPC rating D (65), Council Tax band A, freehold, within the Selective Licencing area.

£49,950

- Tenanted terraced property
- Tenant paying £440 PCM
- Conservatory
- Two double sized bedrooms
- Small front garden



Property Description

CONSERVATORY

8' 2" x 7' 10" (2.50m x 2.40m) Constructed in PVC with uPVC double glazed windows and door, tiled flooring, uPVC door to the kitchen.

KITCHEN

13' 4" x 6' 9" (4.07m x 2.08m) Fitted with a range of wall and base units, fitted work tops, integrated oven and electric cooking hob, sink and drainer, plumbing space for a washing machine, sink and drainer, vinyl flooring, two uPVC double glazed windows, gas combi central heating boiler.

LOUNGE

14' 2" x 13' 4" (4.32m x 4.07m) Fitted with new carpet, uPVC double glazed patio door with side windows, under-stair storage cupboard, radiator.

FIRST FLOOR

Landing, loft access.

BEDROOM 1 (TO THE FRONT)

11' 1" x 11' 9" (3.40m x 3.60m) Built-in storage cupboard, radiator, uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

10' 8" x 7' 3" (3.26m x 2.21m) Built-in storage cupboard, radiator, uPVC double glazed window.

BATHROOM

6' 7" x 5' 9" (2.01m x 1.76m) Panelled bath with electric shower over, curtain and rail, WC, pedestal wash basin, radiator, uPVC double glazed window, vinyl flooring.

EXTERNAL

To front - paved garden with shrubs and enclosed by a small brick wall. To rear - yard.

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 EFFICIENCY

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

SELECTIVE LICENCING

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.

VIEWINGS

Strictly by appointment.

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 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

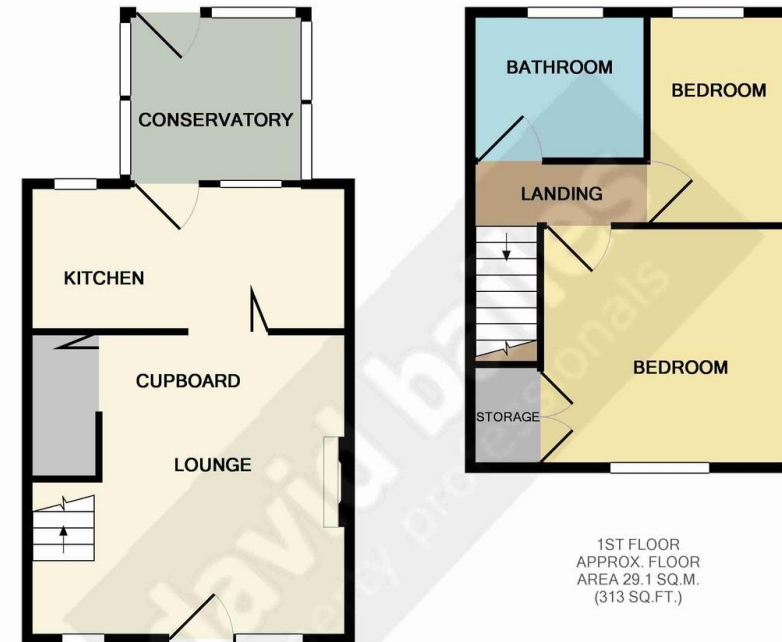
County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

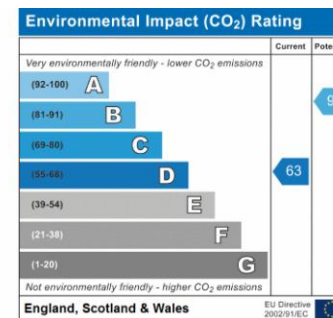
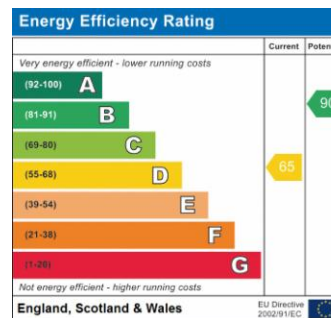


GROUND FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 29.1 SQ.M.
(313 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.3 SQ.M. (692 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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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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