

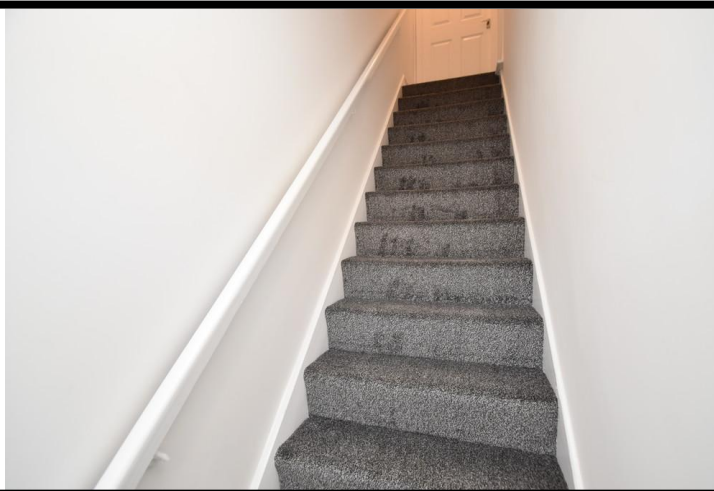


Hawthorn Terrace | New Kyo | Stanley | DH9 7TL

Recently refurbished this two bedroom terraced house is available with immediate vacant possession and would make an ideal starter home or investment property. The accommodation comprises of a hallway, lounge, dining room, kitchen, rear lobby and a shower room/WC. To the first floor there is a landing, two bedrooms and a bathroom. Self-contained yard to the rear, gas combi central heating, full uPVC double glazing, EPC rating E (49), Council Tax band A, freehold. Virtual tours available.

£67,500

- Mid terraced house
- 2 bedrooms
- Recently refurbished
- No upper chain
- Lounge and separate dining room



Property Description

HALLWAY

uPVC double glazed entrance door, single radiator, stairs to the first floor, door to the lounge.

LOUNGE

12' 7" x 11' 4" (3.86m x 3.47m) uPVC double glazed window, single radiator and a large arch through to the dining room.

DINING ROOM

8' 11" x 14' 10" (2.74m x 4.54m) Under-stair storage cupboard, uPVC double glazed window, single radiator, telephone point and a door leading to the kitchen.

KITCHEN

9' 8" x 7' 0" (2.96m x 2.14m) Fitted with a range of white wall and base units with contrasting laminae worktops and tiled splash-backs. Integrated electric oven/grill, four ring halogen hob with extractor over, plumbed for a washing machine, space for a fridge/freezer, tiled floor, double radiator, uPVC

double glazed window, door to the rear lobby.

REAR LOBBY

2' 11" x 7' 0" (0.91m x 2.14m) Single radiator, tiled floor, uPVC rear exit door and a door to the shower room/WC.

SHOWER ROOM/WC

5' 2" x 7' 0" (1.60m x 2.14m) Electric shower, PVC panelled splash-backs, part tiled walls, tiled floor, pedestal wash basin, WC, wall mounted gas combi central heating boiler, uPVC double glazed window, double radiator.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 8" x 11' 4" (3.56m x 3.46m) Fitted cupboards, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

7' 3" x 9' 3" (2.22m x 2.82m) Single radiator and a uPVC double glazed window.

BATHROOM

7' 3" x 5' 1" (2.22m x 1.56m) A white suite featuring a panelled bath with period style shower fitment, pedestal wash basin, PVC panelled walls and ceiling, WC, uPVC double glazed window and a single radiator.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (49). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

SELECTIVE LICENCE

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

We have created a 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. 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.

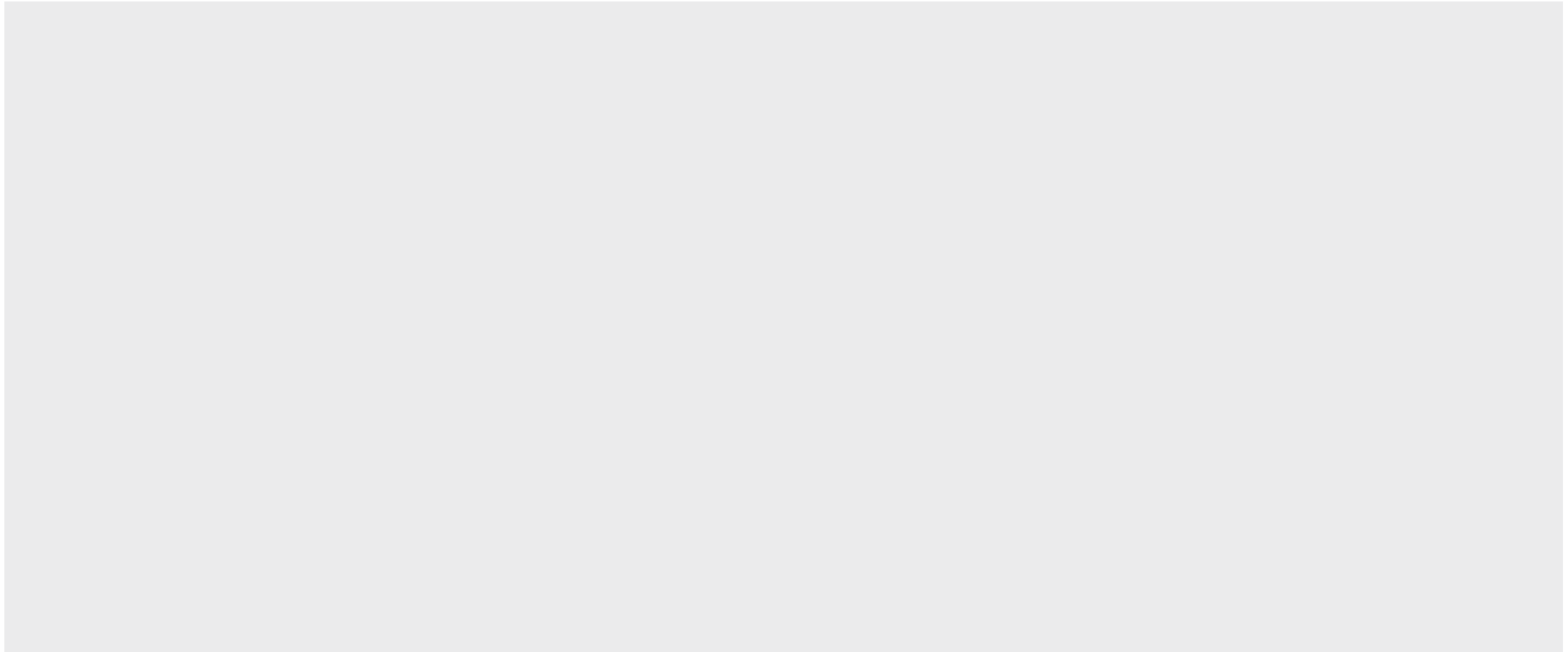
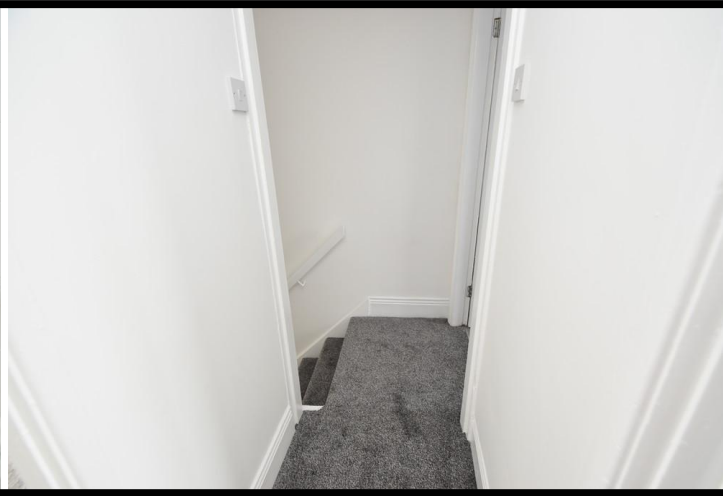
MORTGAGE ADVICE

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

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Anthony Street

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DH9 8AF

www.davidbailes.co.uk

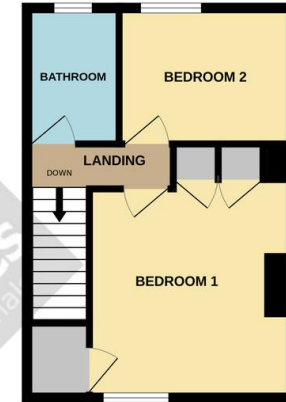
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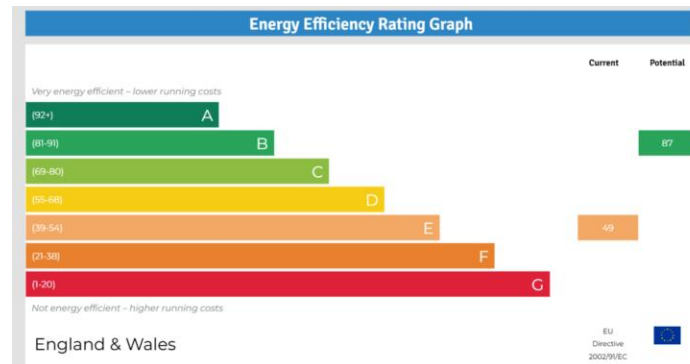
GROUND FLOOR
42.3 sq.m. (456 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA: 72.0 sq.m. (775 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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