



Mitchell Street | South Moor | Stanley | DH9 7BQ

ATTENTION LANDLORDS Looking for a rental investment? This spacious three bedroom terraced house is being sold with a willing tenant that has lived in the property for many years and wishes to stay, currently paying £433 PCM. The property is well presented and benefits from external solid wall insulation. The accommodation comprises an entrance lobby, lounge, dining room, and kitchen to the ground floor. On the first floor there is a landing, three bedrooms and a bathroom. Self-contained yard to the rear. Gas combi central heating, freehold, Council Tax band A and an EPC rating of C (73).

£64,950

- Mid terraced house
- 3 bedrooms
- Tenanted property paying £433 PCM
- Lounge and dining room
- Solid wall insulation



Property Description

LOBBY

3' 2" x 3' 10" (0.97m x 1.17m) uPVC entrance door, laminate flooring and a door leading to the lounge.

LOUNGE

12' 4" x 17' 5" (3.77m x 5.32m) Laminate flooring, stairs to the first floor, double radiator, uPVC double glazed window and an opening to the dining room.

DINING ROOM

12' 3" x 13' 9" (3.74m x 4.20m) Laminate flooring, under-stair storage cupboard, stairs to the first floor, two uPVC double glazed windows, two double radiators, telephone point and a door leading to the kitchen.

KITCHEN

10' 5" x 5' 3" (3.20m x 1.61m) Fitted with a range of high gloss white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, halogen

hob with extractor canopy over. Stainless steel sink with mixer tap, wall mounted gas combi central heating boiler, tiled floor, plumbed for a washing machine, uPVC double glazed window and composite rear exit door.

FIRST FLOOR

LANDING

Two storage cupboards, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

12' 6" x 8' 9" (3.83m x 2.68m) Storage cupboard, uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE FRONT)

9' 6" x 9' 7" (2.91m x 2.94m) uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

9' 6" x 7' 3" (2.91m x 2.23m) uPVC double glazed window and a double radiator.

BATHROOM

6' 5" x 6' 5" (1.96m x 1.98m) A white suite featuring a panelled bath with tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window and a double radiator.

EXTERNAL

TO THE REAR

Self-contained yard with cold water supply tap and twin gates.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (73). 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

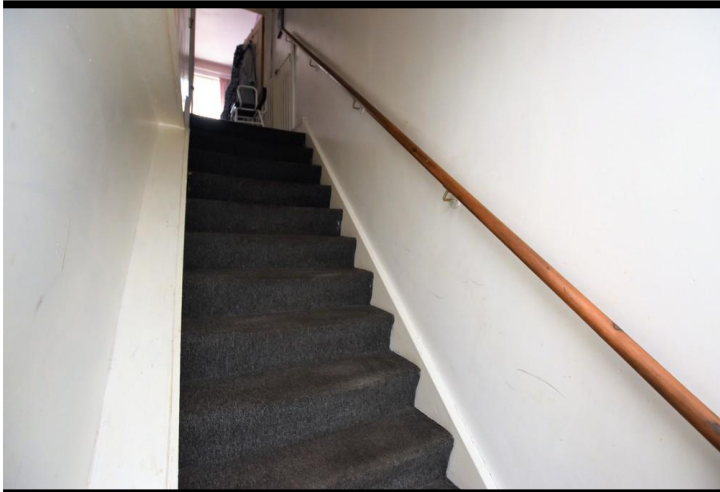
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

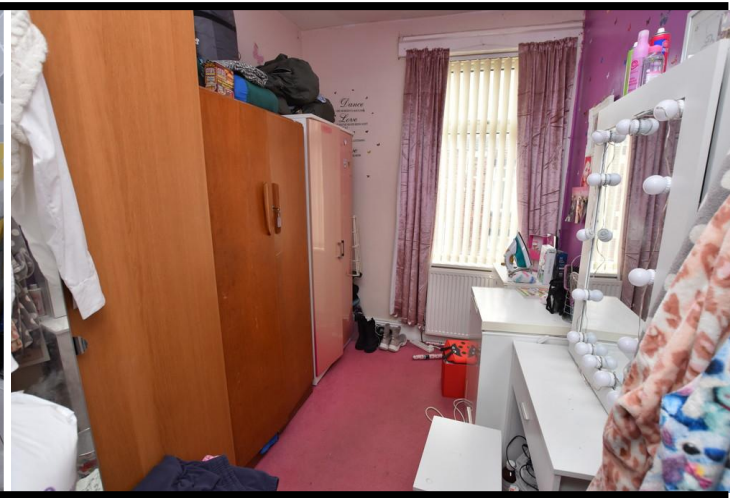
NEED A MORTGAGE?

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.







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
41.8 sq.m. (450 sq.ft.) approx.

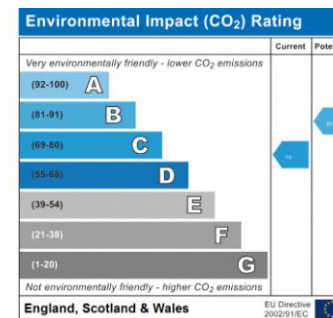
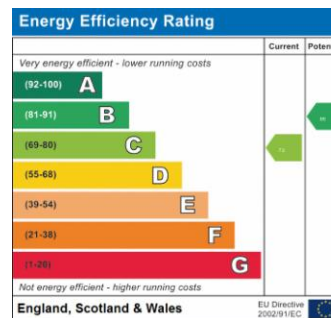


1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA: 83.9 sq.m. (903 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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