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property professionals

**Oswald Street,  
Craghead, Stanley, DH9 6ED**

- Tenanted property with a rent of £425 PCM
- Terraced house, yield 8.10% SUBJECT TO GRANT OF PROBATE
- 3 bedrooms
- Large garden

**£62,950**

EPC Rating D (62)





## Property Description

### LOUNGE/DINER

20' 3" (maximum) x 17' 10" (maximum) (6.19m x 5.45m) Painted wood fire surround, inset living flame gas fire, uPVC double glazed French doors open to the garden, stairs to the first floor, double radiator and a door leading to the kitchen.

### KITCHEN

11' 9" x 6' 3" (3.59m x 1.92m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven, halogen hob with extractor canopy over. Stainless steel sink with mixer tap, wall mounted gas combi central heating boiler, plumbed for a washing machine, space for a fridge/freezer, tiled floor, under-stair storage cupboard, double radiator, uPVC double glazed window, matching rear exit door and a door leading to the bathroom.





#### BATHROOM

5' 6" x 6' 5" (1.68m x 1.96m) A white suite featuring a white panelled bath and electric shower over, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window, tiled floor, extractor fan and a double radiator.

#### FIRST FLOOR

##### LANDING

uPVC double glazed window, telephone point, large storage cupboard and doors leading to the bedrooms.

##### BEDROOM 1 (TO THE FRONT)

13' 0" x 7' 9" (3.98m x 2.37m) uPVC double glazed window and a single radiator.

##### BEDROOM 2 (TO THE FRONT)

10' 2" x 9' 9" (3.11m x 2.98m) uPVC double glazed window and a single radiator.

##### BEDROOM 3 (TO THE REAR)

7' 6" x 7' 9" (2.31m x 2.37m) uPVC double glazed window, loft access hatch and a single radiator.

#### EXTERNAL

##### TO THE FRONT

Large lawn garden enclosed by timber fence.

##### TO THE REAR

Yard providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (62). 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.

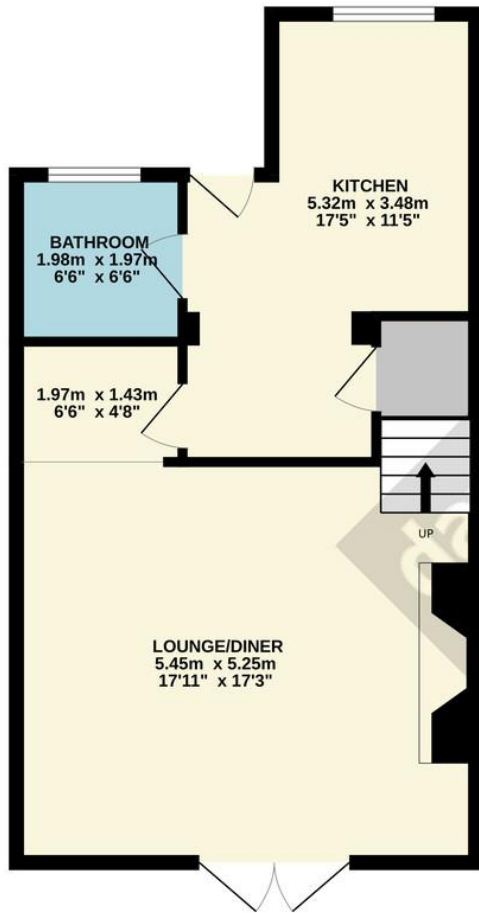
#### NEED A MORTGAGE?

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.

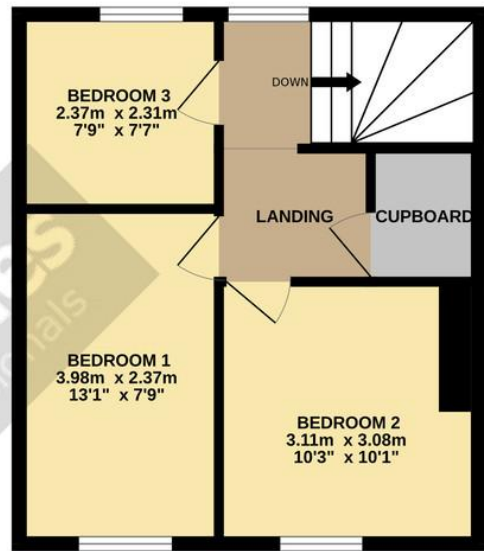
#### AGENTS NOTE

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  
47.6 sq.m. (512 sq.ft.) approx.

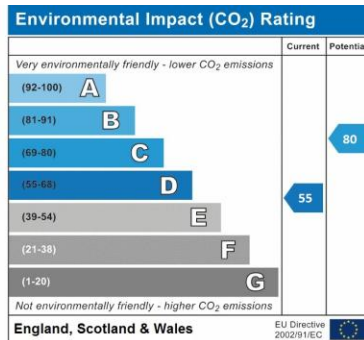
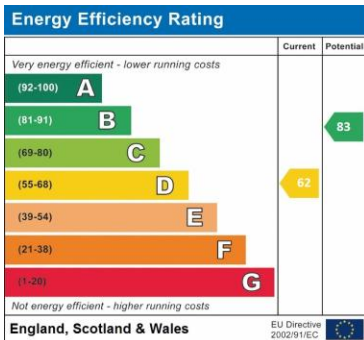


1ST FLOOR  
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 81.3 sq.m. (875 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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