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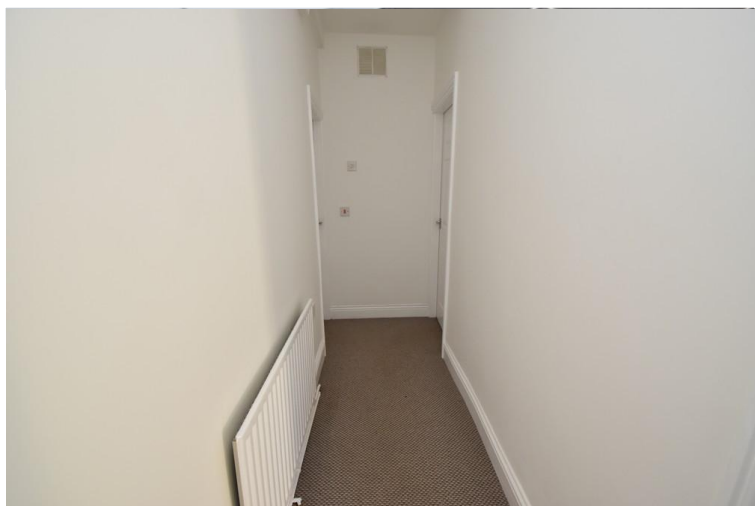
Bircham Street,
South Moor, Stanley, DH9 7AE

- Ground floor flat
- 1 bedroom
- No upper chain
- Recently refurbished

£39,950

EPC Rating C (71)





Property Description

We bring to the market a charming one bedroom ground floor flat which is within walking distance of local amenities, has recently been refurbished and is available now with no upper chain. The accommodation comprises a lobby, hallway, bedroom, bathroom, lounge and kitchen plus a shared yard. Gas combi central heating, uPVC double glazing, Leasehold (975 years remaining as of Nov 2023), Council Tax band A, EPC rating C (71). Virtual tour available.

LOBBY

4' 1" x 3' 4" (1.26m x 1.03m) uPVC entrance door with matching double glazed window over. Door leads to the hallway.

HALLWAY

12' 8" x 3' 4" (3.87m x 1.03m) Single radiator and doors leading to the bedroom, bathroom and lounge.





BEDROOM

12' 7" x 12' 5" (3.85m x 3.80m) uPVC double glazed window and a double radiator.

BATHROOM

9' 11" x 7' 4" (3.03m x 2.25m) A white suite featuring a panelled bath with electric shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, cupboard housing the gas combi central heating boiler, uPVC double glazed window, extractor fan, double radiator and a storage cupboard.

LOUNGE

13' 3" x 12' 5" (4.05m x 3.80m) uPVC double glazed window, double radiator, telephone point and a door leading to the kitchen.



KITCHEN

9' 2" x 7' 10" (2.80m x 2.40m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for an electric cooker with stainless steel extractor unit over, plumbed for a washing machine, stainless steel sink, tiled floor, double radiator, additional extractor fan, uPVC double glazed window and matching rear exit door.

EXTERNAL

Self-contained shared yard to the rear.



CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

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.

COUNCIL TAX

The property is in Council Tax band A.



TENURE

We understand that the property is leasehold. The lease term 975 years remaining as of Nov 2023. 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, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

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.



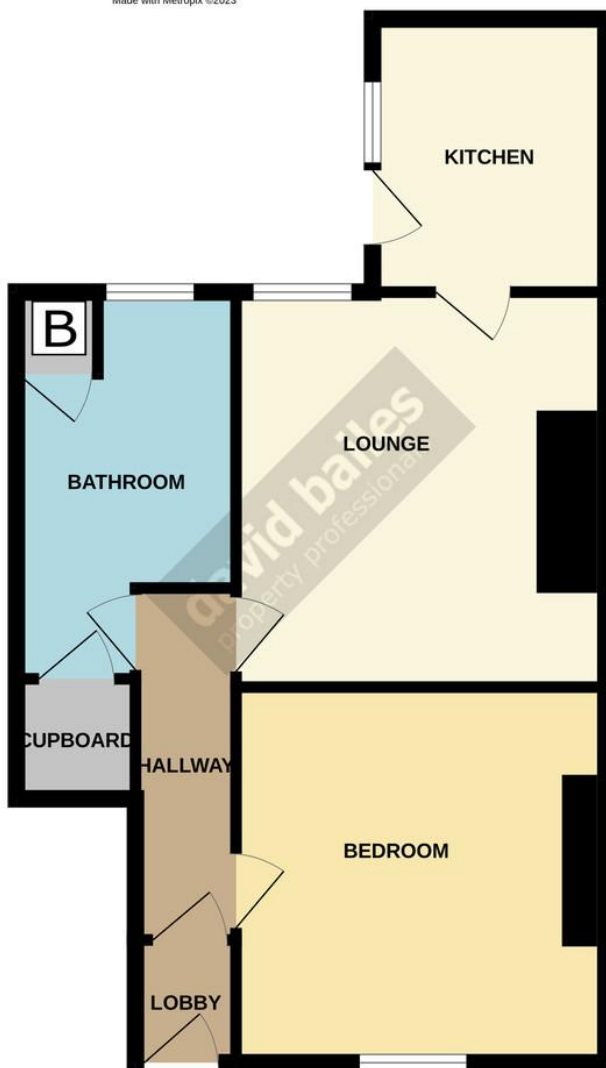
AGENTS NOTE

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
49.3 sq.m. (531 sq.ft.) approx.

TOTAL FLOOR AREA : 49.3 sq.m. (531 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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