



david bailes
property professionals

**Fern Avenue,
South Moor, Stanley, DH9 7QY**

- Mid terraced house
- 2 bedrooms
- No chain
- Refurbishment required

£40,000

EPC Rating D (60)





Property Description

In need of refurbishing, this two bedroom terraced house is available with no upper chain. Briefly comprising a hallway, lounge, dining room, kitchen extension, first floor landing, two bedrooms and a bathroom. Garden and yard, gas combi central heating, Council Tax band A, freehold tenure. EPC rating D (60).

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and a door to the lounge.

LOUNGE

14' 2" x 11' 8" (4.33m x 3.58m) Bay with uPVC double glazed windows, coving, telephone point, double radiator and an opening to the dining room.

DINING ROOM

7' 11" x 12' 11" (2.42m x 3.94m) Under-stair storage cupboard, additional alcove cupboard housing the central heating combi boiler, uPVC double glazed window, single radiator, coving and a door leading to





the kitchen extension.

KITCHEN

14' 2" x 6' 9" (4.32m x 2.06m) Forming a single storey extension and fitted with a range of wall and base units and contrasting laminate worktops. Slot-in gas cooker, stainless steel single drainer sink with vegetable drainer and mixer tap. Plumbed for a washing machine, space for a tall fridge/freezer, tiled floor, uPVC double glazed window and matching rear exit door.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" x 12' 0" (3.90m x 3.66m) uPVC double glazed window, single radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 0" x 9' 3" (3.06m x 2.84m) uPVC double glazed window, single radiator and coving.

BATHROOM

6' 8" x 5' 5" (2.05m x 1.67m) Panelled bath with electric shower over, curtain and rail, pedestal wash basin, uPVC double glazed window, single radiator, fully tiled walls and PVC panelled ceiling.

EXTERNAL

TO THE FRONT

Forecourt garden.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.



GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (60) 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, which currently equates to £1,469 per annum.

TENURE

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

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?

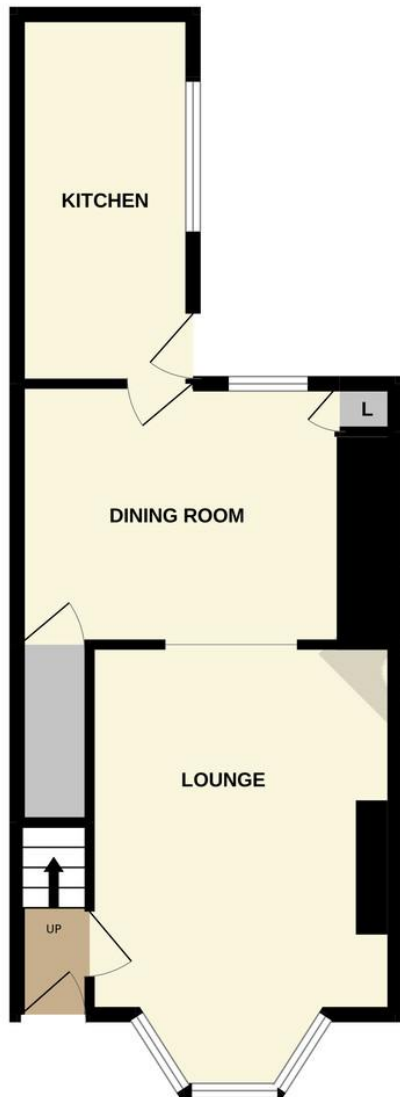
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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
40.9 sq.m. (440 sq.ft.) approx.

1ST FLOOR
32.3 sq.m. (348 sq.ft.) approx.



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TOTAL FLOOR AREA: 73.2 sq.m. (787 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			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 are 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

Anthony House
Anthony Street
Stanley
County Durham
DH9 8AF

www.davidbailes.co.uk
info@davidbailes.co.uk
01207231111

Mon – Fri 9am – 5.30pm
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