



Park Road | South Moor | Stanley | DH9 7BL

AVAILABLE TO CASH BUYERS ONLY This two bedroom first floor flat is available with no upper chain and would make an ideal investment property. With entrance doors to the front and rear the accommodation comprises of an entrance hallway, stairs to the first floor, spacious lounge/diner, kitchen with vaulted ceiling and integrated appliances, two double bedrooms and a bathroom/WC. External stairs to the rear leads to a small self-contained yard. Gas combi central heating, uPVC double glazing, leasehold (966 years remaining), Council Tax band A, EPC rating D (60). Virtual tour available.

£45,000

- First floor flat
- 2 double bedrooms
- No chain
- Spacious lounge/diner
- Kitchen with integrated appliances



Property Description

ENTRANCE HALLWAY

uPVC double glazed entrance door with matching window over. Stairs lead to the first floor accommodation.

LOUNGE/DINER

19' 4" x 19' 0" (5.90m x 5.80m) A large lounge/diner with uPVC double glazed window, loft access hatch with pull-down ladder, three double radiators, TV aerial point, doors leading to the bedrooms and bathroom and a doorway to the kitchen.

KITCHEN

6' 9" x 9' 10" (2.07m x 3.00m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, halogen hob with extractor canopy over, integrated fridge and freezer, plumbed for a washing machine, concealed gas combi central heating boiler, uPVC double glazed window, vaulted ceiling, Velux double glazed window and a uPVC rear exit door.

BEDROOM 1 (TO THE FRONT)

12' 6" x 13' 10" (3.82m x 4.23m) uPVC double glazed window, double radiator and a TV aerial point.

BEDROOM 2 (TO THE REAR)

6' 9" x 8' 11" (2.07m x 2.72m) uPVC double glazed window and a single radiator.

BATHROOM

7' 5" x 7' 7" (2.28m x 2.32m) Panelled bath with electric shower over, curtain and rail, tiled splash-backs. Pedestal wash basin, WC, double radiator and a uPVC double glazed window.

TO THE REAR

An external staircase from the kitchen gives access to a modest 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.

TENURE

We understand that the property is leasehold with a 999 year lease which began on 14/09/1989 with 966 years remaining. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

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.

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.

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.

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

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

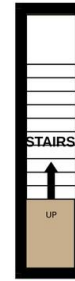
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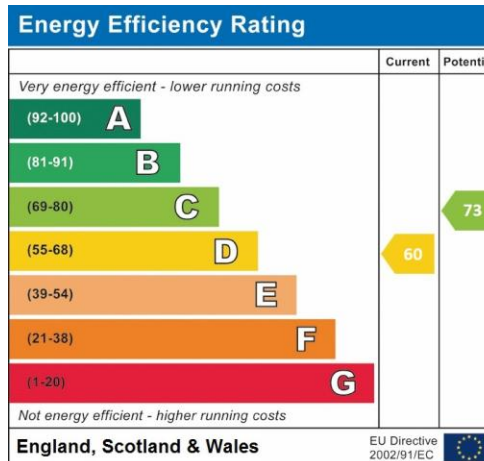
GROUND FLOOR
4.0 sq.m. (89 sq.ft.) approx.



1ST FLOOR
54.4 sq.m. (589 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (629 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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