



168 & 170 Park Road | South Moor | Stanley | DH9 7AJ

DIY enthusiasts are encouraged to take a look at this pair of flats which are on one title and are therefore suitable for cash buyers only. The properties require extensive renovations which will then provide a good rental income in the form of a one bedroom ground floor flat and a separate two bedroom first floor flat. Viewing essential. Freehold title, Council Tax band A, EPCs G (19) & D (67).

£51,950

- Pair of flats on one freehold title
- One bed ground floor flat
- Two bed upper flat
- Cash buyers only
- Extensive refurbishment required



Property Description

FLAT 170 (GROUND FLOOR)

LOBBY

uPVC double glazed entrance door, door to hallway.

HALLWAY

Double radiator, storage cupboard, archway with sculpted corbels and doors leading to the bedroom, bathroom and lounge.

BEDROOM (TO THE FRONT)

14' 5" x 13' 0" (4.40m x 3.98m) Wall mounted gas combi central heating boiler, uPVC double glazed window and a double radiator.

BATHROOM

10' 9" x 7' 5" (3.30m x 2.27m) There is currently no suite installed but the plumbing remains. uPVC double glazed window and a double radiator.

LOUNGE

14' 2" x 12' 4" (4.32m x 3.76m) Gas fire, storage cupboard, uPVC double glazed window, double radiator and a doorway leading to the kitchen.

KITCHEN

9' 8" x 7' 7" (2.97m x 2.33m) Former kitchen with uPVC double glazed window and a matching rear exit door to the shared yard.

169 PARK ROAD (UPPER FLAT)

HALLWAY & STAIRS

uPVC double glazed entrance door, stairs lead to the first floor.

LANDING

Turned newel post and balustrade, loft access hatch and doors/doorways leading to the bedrooms, bathroom and lounge.

BEDROOM 1 (TO THE FRONT)

14' 6" x 12' 3" (4.44m x 3.75m) uPVC double glazed window, open fireplace.

BEDROOM 2 (TO THE FRONT)

9' 3" x 7' 4" (2.82m x 2.24m) uPVC double glazed window.

BATHROOM

10' 11" x 7' 3" (3.33m x 2.23m) A former bathroom with plumbing ready for a new suite. uPVC double glazed window.

LOUNGE

14' 3" x 12' 4" (4.36m x 3.76m) Gas fire incorporating a gas central heating back boiler, cupboard housing the hot water cylinder, uPVC double glazed window, coving and a doorway leading to the kitchen.

KITCHEN

9' 9" x 7' 6" (2.98m x 2.30m) Former kitchen with vaulted ceiling uPVC double glazed window and rear exit door to steps

and yard.

HEATING

The ground floor flat has a gas combi central heating boiler, the upper flat has a gas central heating back boiler. Some of the rooms with the ground floor flat currently have radiators attached to the heating system. There are no radiators currently installed in the upper flat.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating for flat 170 is TBC. EPC rating for flat 168 is G (19). Please speak to a member of staff for a copy of the full Energy Performance Certificates.

COUNCIL TAX

Both flats are in Council Tax band A.

TENURE

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

VIEWINGS

Strictly by appointment with David Bailes.

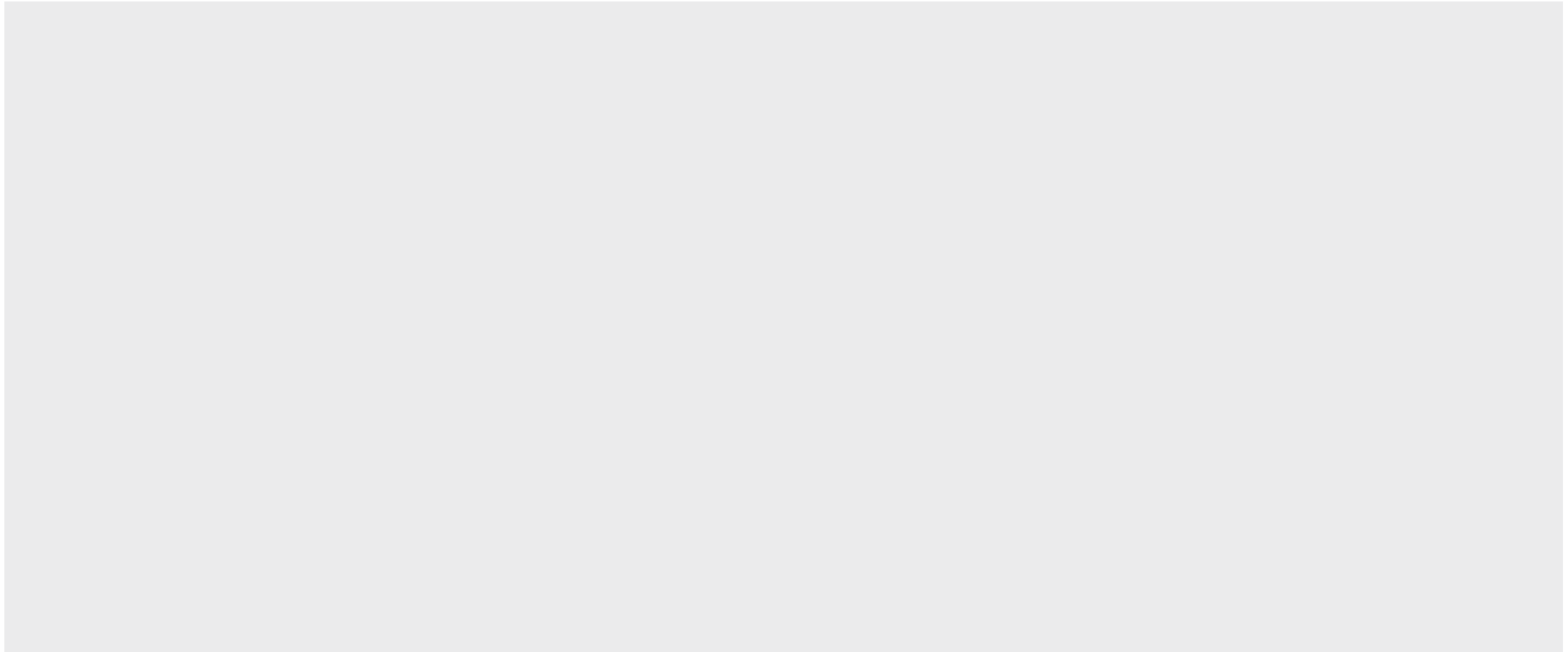
MAKING AN OFFER

Please note that all offers will require financial verification including 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

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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County Durham

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FLAT 170 PARK ROAD
57.1 sq.m. (615 sq.ft.) approx.

FLAT 168 PARK ROAD
56.9 sq.m. (613 sq.ft.) approx.



TOTAL FLOOR AREA: 114.1 sq.m. (1228 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		7B
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	
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		7B
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	25	
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 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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