



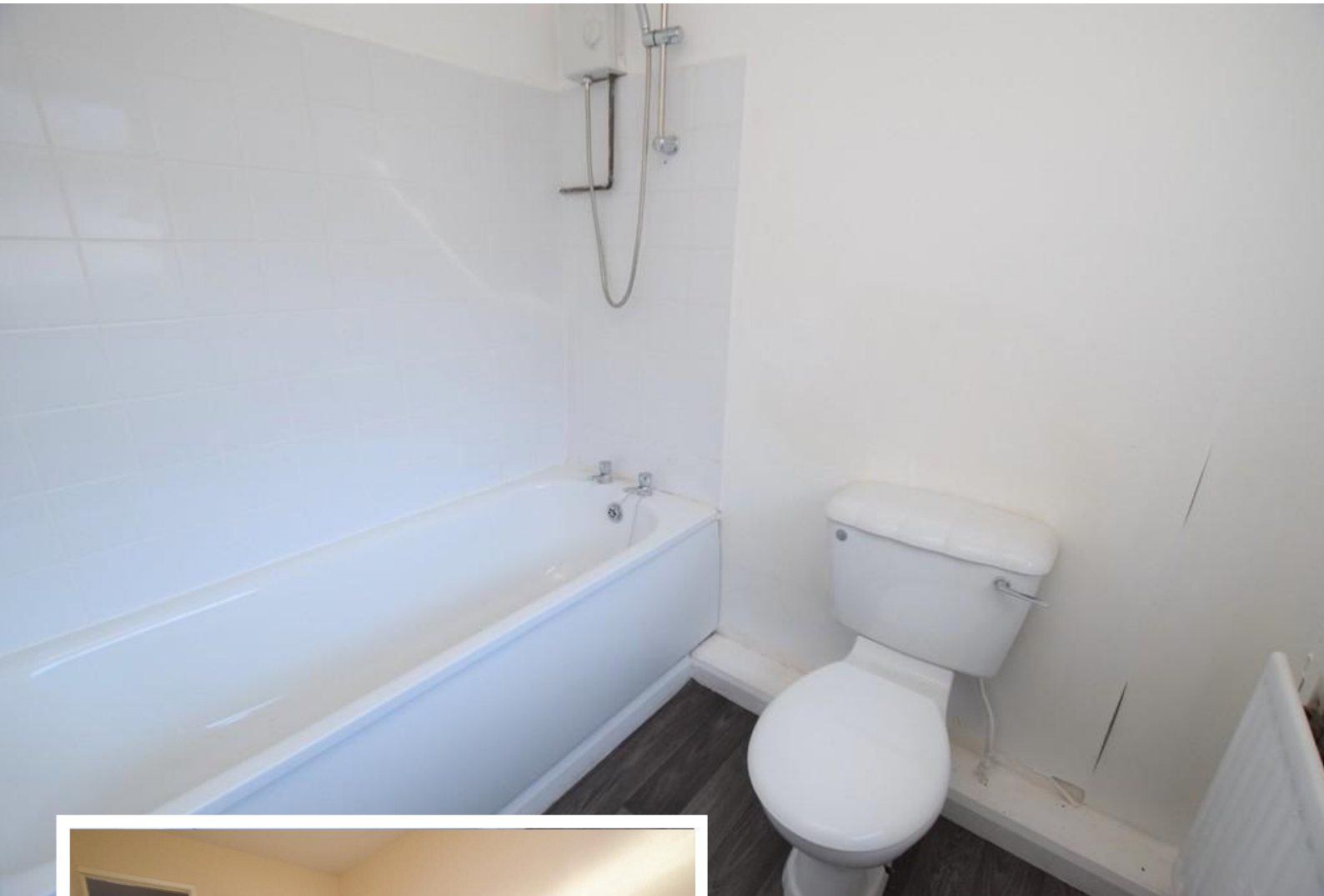
david bailes
property professionals

**20 Prospect Terrace,
New Kyo, Stanley, DH9 7TR**

- Ground floor flat
- 1 bedroom (potential for 2nd bedroom)
- Lounge
- Fitted kitchen

Offers Over £35,000
EPC Rating D (67)





Property Description

An improved ground floor one bedroom flat with two reception rooms (one with the potential to convert into a further bedroom) and available with no upper chain. The accommodation comprises a reception room, lounge, bedroom, kitchen, rear hallway and bathroom. Lawn garden to the front and shared yard to the rear. Gas combi central heating, double glazing, EPC D (67).

RECEPTION ROOM (TO THE FRONT)

12' 3" x 7' 3" (3.74m x 2.21m) uPVC entrance door with small uPVC double glazed window over. This room could easily become a second bedroom with the addition of a window (subject to necessary consent and building control approval), Central heating double radiator and a door leading to the lounge.

LOUNGE

12' 11" x 12' 9" (3.94m x 3.90m) Storage cupboard, uPVC double glazed window, central heating double radiator and doors leading to bedroom one and the kitchen.





BEDROOM 1 (TO THE FRONT)

12' 3" x 9' 6" (3.74m x 2.90m) Wall mounted gas combi central heating boiler, timber framed double glazed window and a central heating double radiator.

KITCHEN

9' 1" x 6' 5" (2.78m x 1.97m) A newly installed kitchen with a range of wall and base units with contrasting laminate worktops and tiled splash-backs, space for an electric cooker, space for a fridge/freezer, stainless steel single drainer sink with mixer tap, central heating double radiator, uPVC double glazed window and a doorway to the rear hall.



REAR HALLWAY

2' 11" x 6' 5" (0.89m x 1.97m) uPVC double glazed rear exit door to shared yard and a door leading to the bathroom.

BATHROOM

5' 10" x 6' 5" (1.80m x 1.97m) A newly installed suite featuring a panelled bath with electric shower over, tiled splash-backs, pedestal wash basin, WC, central heating double radiator and a uPVC double glazed window.

EXTERNAL

Shared yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

VIEWINGS

If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

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.

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.

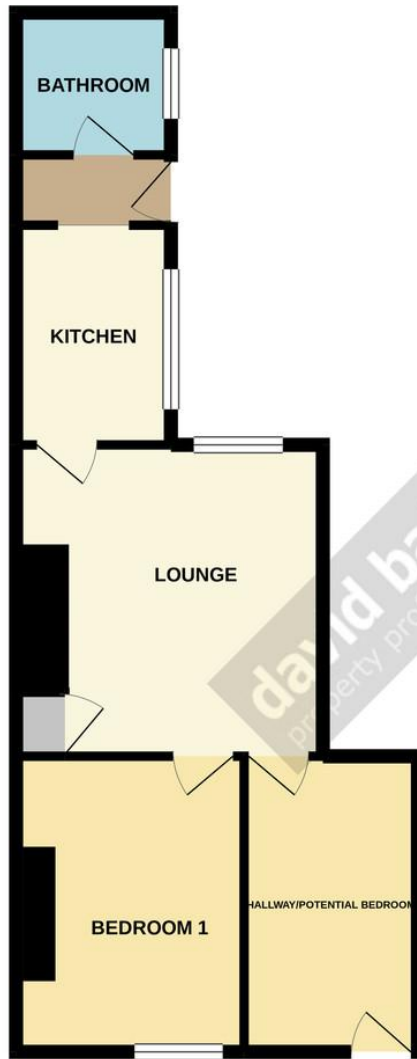
TENURE

We understand that the property is leasehold with terms TBC.

AGENTS NOTE

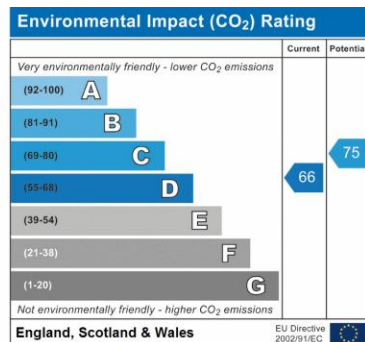
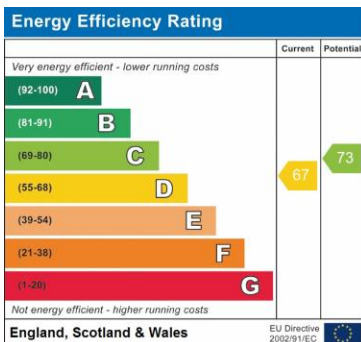
Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation 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
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA : 43.4 sq.m. (467 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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