



david bailes
property professionals

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

- First floor flat
- 2 bedrooms
- No upper chain
- Lounge/kitchen

Offers Over £35,000
EPC Rating E (44)

Property Description

Available with no upper chain, this first floor two bedroom mid terraced flat with it's own access staircase, landing, lounge/kitchen, two bedrooms and a shower room/WC. There is a shared yard to the rear, has gas combi central heating, full uPVC double glazing and an EPC rating of E (44).

ENTRANCE STAIRCASE

Access via a shared rear yard, uPVC double glazed entrance door to stair case.

LANDING

Loft access hatch, door to bedroom two and to the lounge/kitchen.

BEDROOM 2 (TO THE FRONT)

10' 8" x 6' 3" (3.27m x 1.92m) uPVC double glazed window and a central heating single radiator.

LOUNGE/KITCHEN

15' 1" x 12' 11" (4.62m x 3.94m) Lounge area, kitchen fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated oven/grill, electric hob, plumbed for a washing machine, stainless steel single drainer sink, illuminated extractor canopy over, uPVC double glazed window, central heating double radiator and doors leading to bedroom one and to the shower room/WC.

BEDROOM 1 (TO THE FRONT)

10' 8" x 10' 5" (3.27m x 3.18m) uPVC double glazed window and a central heating single radiator.

SHOWER ROOM

4' 7" x 6' 8" (1.42m x 2.05m) Shower cubicle with glazed screens and electric shower, tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window and a central heating single radiator.

EXTERNAL

Shared yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (44). 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.

TENURE

We understand that the property is leasehold, costs and terms to be confirmed.

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.

GROUND FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA : 41.6 sq.m. (448 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			77
(55-68) D			
(39-54) E		44	
(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 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
Sat – 9am – 3pm

