



## Blanche Terrace | Tantobie | Stanley | DH9 9TE

\*\*\* ATTENTION LANDLORDS \*\*\* A three bedroom mid terrace house rented out at £425 PCM offering a 7.6% yield return. The tenant has lived here since January 2018 and is on a monthly periodic tenancy and wishes to continue renting the property. The house is well maintained and briefly comprises an entrance lobby, lounge with feature fireplace, kitchen/diner with integrated cooking appliance. To the first floor are three bedrooms and bathroom. Externally is a small forecourt front garden and enclosed rear yard. On street parking available to the front and back of the property. EPC rating D (65).

£67,000

- 3 Bedroom mid terraced house
- Modern fitted kitchen with cooking appliance
- Well maintained
- Attractive bathroom suite
- Forecourt garden to front



## Property Description

### ENTRANCE LOBBY

uPVC double glazed entrance door, radiator, staircase to the first floor.

### LOUNGE

14' 2" x 14' 1" (4.33m x 4.30m) Feature fireplace with electric fire, radiator, uPVC double glazed window.

### KITCHEN/DINER

17' 6" x 6' 6" (5.34m x 2.00m) Fitted with a modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, extractor canopy, sink and drainer, plumbed for washing machine, gas combi central heating boiler, uPVC double glazed window. Dining area with radiator, under stair storage cupboard, uPVC double glazed door and window.

### FIRST FLOOR

Landing, loft access.

### BEDROOM 1

12' 7" x 10' 5" (3.86m x 3.19m) uPVC double glazed window, radiator.

### BEDROOM 2

9' 5" x 7' 10" (2.89m x 2.40m) uPVC double glazed window, radiator.

### BEDROOM 3

9' 3" Max x 6' 9" Max (2.84m x 2.07m) An L-shaped room with uPVC double glazed window, radiator.

### BATHROOM

7' 8" x 4' 3" (2.34m x 1.30m) Panelled bath with shower fitment over, PVC panel splash backs, WC, wash basin, radiator, uPVC double glazed window.

### EXTERNAL

To Front - small forecourt garden. To Rear - yard laid with artificial grass, access gate.

### 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.



## 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. 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.

## 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

Anthony House

Anthony Street

Stanley

County Durham

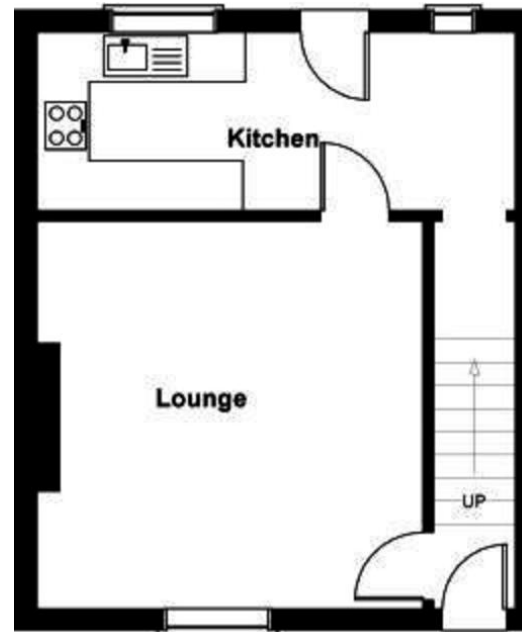
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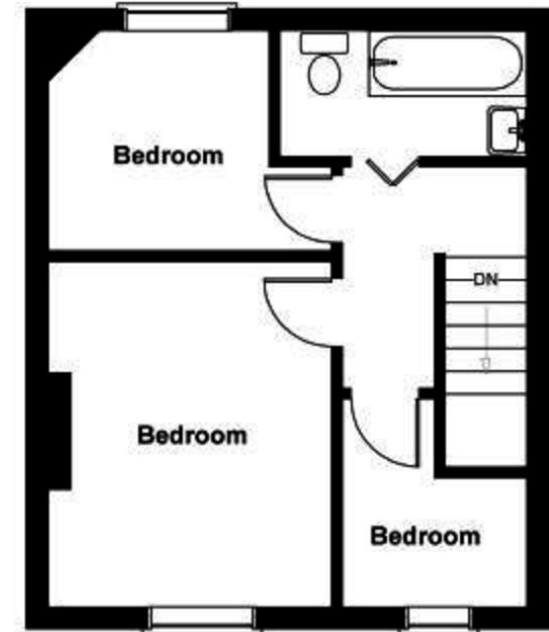
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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## Blanche Terrace



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY**  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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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