



## Broom Hill | Stanley | DH9 8BA

Offered with no upper chain this three bedroom mid terraced house is ideal for a first time buyer or as a rental investment offering a minimum 8% yield return. Recently updated, offering spacious accommodation and benefits from all new carpets installed, fully redecorated, rear garden with outbuildings, gas combi central heating and full uPVC double glazing. The accommodation comprises an open plan lounge, open plan kitchen/diner with patio doors. To the first floor are three bedrooms and a bathroom. EPC rating D (60). Virtual tour available.

**£76,500**

- 3 Bedroom mid terraced house
- Recently updated, all new carpets
- Virtual tour available
- No upper chain
- Potential minimum 8% yield return



## Property Description

### LOUNGE

uPVC double glazed entrance door, staircase with turned newel post and spindles, two uPVC double glazed windows, two radiators, under-stair storage cupboard and a large opening to the kitchen/diner.

### KITCHEN/DINER

19' 0" x 10' 6" (5.80m x 3.21m) Fitted with a range of white wall and base units with complimentary laminate work tops and matching upturns, integrated electric oven/grill and cooking hob, plumbed for a washing machine and also for a tumble dryer plus space for a tall fridge/freezer. Radiator, uPVC double glazed window and matching French doors to the rear garden.

### FIRST FLOOR

Landing, loft access and doors leading to the bedrooms and bathroom.

### BEDROOM 1 (to the front)

12' 9" x 10' 7" (3.90m x 3.24m) uPVC double glazed window, radiator and built-in cupboard with hanging rail.

### BEDROOM 2 (to the rear)

10' 8" x 10' 2" (3.27m x 3.12m) uPVC double glazed window, radiator, built-in cupboard with hanging rail plus an additional cupboard housing the gas combi central heating boiler.

### BEDROOM 3 (to the front)

9' 3" Max x 8' 2" (2.84m x 2.51m) uPVC double glazed window, radiator and built-in over-stair storage cupboard.

### BATHROOM

8' 0" x 5' 3" (2.46m x 1.62m) P-shaped panel bath with curved glazed shower screen, thermostatic shower over and tiled splash backs, WC, pedestal wash basin, towel radiator, vinyl flooring and a uPVC double glazed window.

### EXTERNAL

To the front - open plan lawn garden overlooking a public green area which is owned and maintained by the Local Authority. To the rear - a tiered lawn garden, paved and block patio areas with steps to the outbuildings and access garden gate. The garden is enclosed by timber fencing.

### PARKING

On street parking is available to the rear of the house, but some council garages maybe available to rent nearby.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

Full uPVC double glazing installed.



## 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.

## MORTGAGE ADVICE

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.

## 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

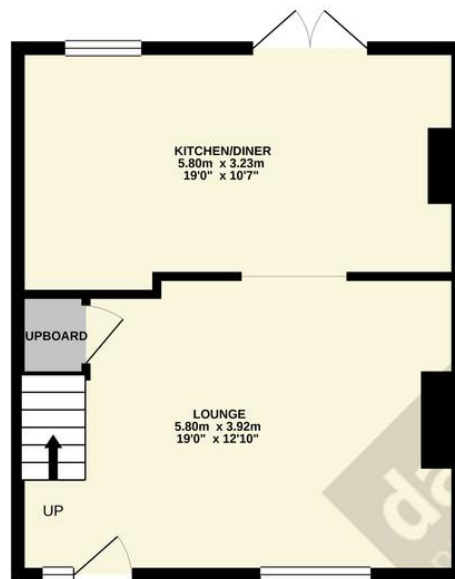
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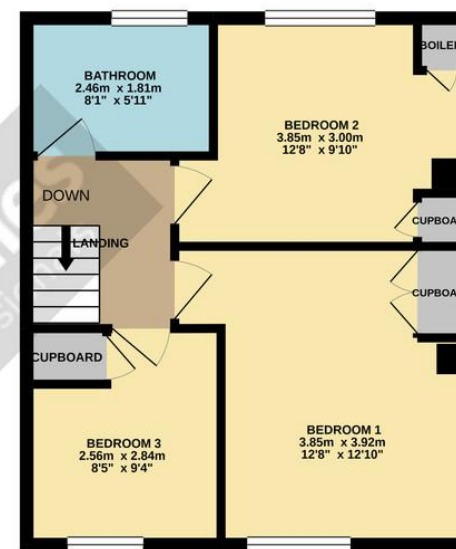
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
39.8 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (852 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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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