



10 Cavell Place | South Stanley | Co. Durham | DH9 6XL

Attention Landlords we offer this deceptively spacious two bedroom mid link house with a willing tenant currently paying £400 PCM. The accommodation comprises an entrance porch, lounge, inner hallway, kitchen/diner with integrated cooking appliance, open plan, rear porch/utility. To the first floor there is a landing, two double sized bedrooms with built-in cupboards, a bathroom and separate WC. Open plan lawn to the front and enclosed lawn garden to the rear. EPC rating D (66). Virtual tour available.

£60,000

- 2 bedroom mid link
- Deceptively spacious home
- 2 double sized bedrooms
- Lawn front and rear gardens
- Kitchen with cooking appliance



Property Description

PORCH

5' 8" x 6' 3" (1.73m x 1.93m) uPVC double glazed entrance door and window, glazed door to the lounge.

LOUNGE

10' 9" x 17' 8" (3.30m x 5.39m) Wall mounted electric fire, large storage cupboard, uPVC double glazed window, dado rail, double radiator, door to the hallway.

HALLWAY

Large storage cupboard, double radiator, doors leading to the kitchen/diner and rear lobby, stairs to the first floor.

KITCHEN/DINER

16' 2" (maximum) x 11' 4" (maximum) (4.95m x 3.47m) Dining area with built-in storage cupboard and a single radiator.

KITCHEN AREA

Fitted with a range of wall and base units with laminate

worktops and tiled splash-backs. Integrated electric cooker/grill, inset gas hob, inset stainless steel single drainer sink with mixer tap and a uPVC double glazed window.

REAR LOBBY

4' 1" x 5' 8" (1.26m x 1.74m) Plumbed for automatic washer. uPVC double glazed rear exit door and window.

FIRST FLOOR

LANDING

A large built-in storage cupboard plus an airing cupboard incorporating an Elson hot water tank. Loft hatch and a single radiator.

BEDROOM 1 (TO FRONT)

10' 10" x 14' 11" (3.31m x 4.57m) Single radiator, uPVC double glazed window and two built-in storage cupboards with hanging rails.

BEDROOM 2 (TO REAR)

13' 7" x 8' 7" (4.16m x 2.63m) Single radiator, uPVC double glazed window and two built-in storage cupboards with hanging rails.

BATHROOM

5' 4" x 5' 8" (1.64m x 1.73m) A white suite featuring a panelled bath with electric shower over and folding glazed screen. Pedestal wash basin, PVC panelled walls and ceiling, single radiator, uPVC double glazed window.

WC

Separate WC, uPVC double glazed window.

EXTERNAL

To front - an open plan lawn. To the rear a good sized lawn garden enclosed by fence.

HEATING

Gas fired central heating via a back boiler and radiators. Note

that depending on the tenants circumstances it may be possible for the heating system to be upgraded. Please ask for further information.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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.

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?

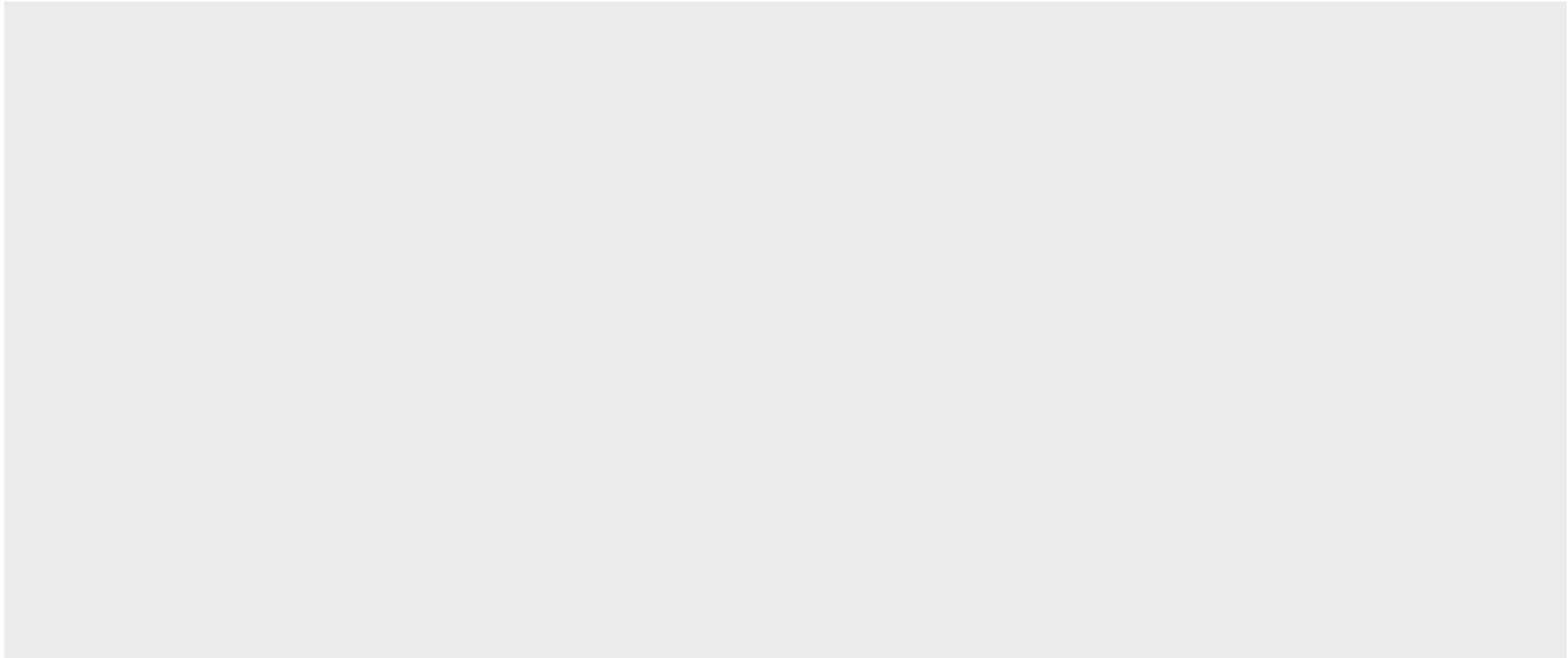
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

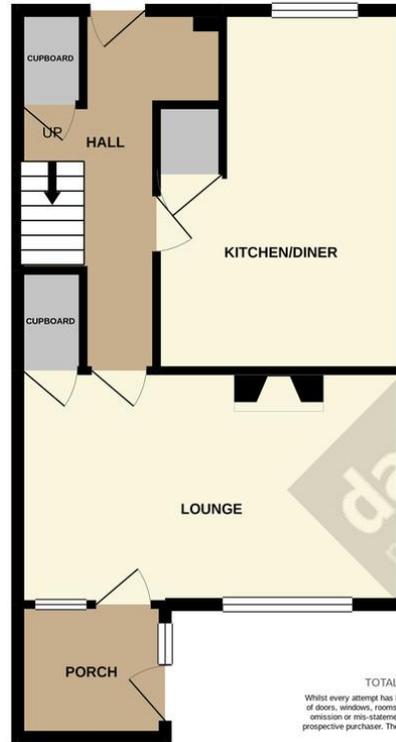
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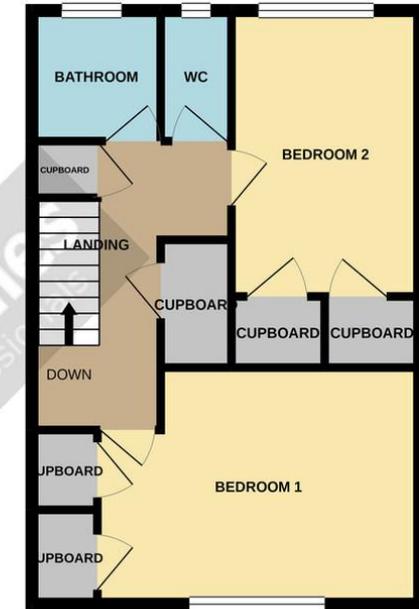
info@davidbailes.co.uk

01207231111

GROUND FLOOR
47.1 sq.m. (508 sq.ft.) approx.

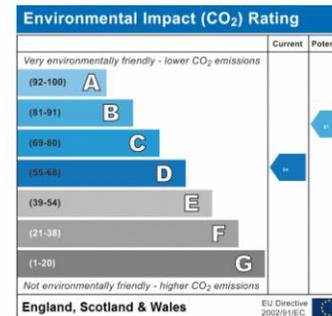
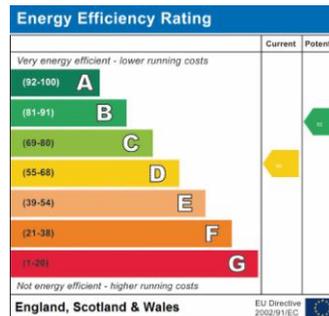


1ST FLOOR
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 91.2 sq.m. (982 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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