



Woodlands Terrace | Dipton | Stanley | DH9 9EA

ATTENTION LANDLORDS A two bedroom end-terraced house with garden with a willing tenant currently paying £475 PCM providing a yield of 7.13%. Internally the accommodation comprises a hallway, lounge, newly installed kitchen, dining room, landing, two bedrooms and a newly installed bathroom. EPC rating C (71). Virtual tour available on our YouTube channel.

£75,000

- End terraced house
- 2 bedrooms
- Currently let at £475 PCM
- Yield of 7.13%
- Garden



Property Description

HALLWAY

Entrance from the front garden with uPVC double glazed door, central heating double radiator, staircase to the first floor landing and a door leading to the lounge.

LOUNGE

13' 7" x 12' 11" (4.16m x 3.96m) uPVC double glazed window, telephone point, central heating double radiator and a door leading to the kitchen.

KITCHEN

9' 2" x 8' 11" (2.80m x 2.72m) Installed in 2021 and fitted with a range of white high gloss wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, plumbed for a washing machine and a stainless steel sink with mixer tap. uPVC double glazed window and matching rear exit door, laminate flooring, central heating double radiator and an archway leading to the dining room.

DINING ROOM

9' 2" x 7' 11" (2.80m x 2.42m) Laminate flooring, uPVC double glazed window and a central heating double radiator.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

13' 6" x 12' 1" (4.13m x 3.70m) Storage cupboard incorporating the gas combi central heating boiler and shelves. uPVC double glazed window and a central heating double radiator.

BEDROOM 2 (TO THE REAR)

10' 2" x 8' 9" (3.10m x 2.67m) Storage cupboard, uPVC double glazed window and a central heating double radiator.

BATHROOM

8' 0" x 4' 4" (2.44m x 1.33m) Installed in 2021 a white suite featuring a panelled bath with electric shower over with curtain and rail. Wash basin with base storage, WC, chrome towel radiator, uPVC double glazed window and tiled splash-backs.

EXTERNAL

TO THE FRONT

A lawn garden with patios and mature trees, shrubs and conifers, enclosed by timber fence and side path leading to the rear.

TO THE REAR

A self-contained yard with twin timber gates to provide potential off-street parking (an official dropped curb would be required).

HEATING

Gas fired central heating via combination boiler (installed in August 2016 with a 7 year warranty) and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (71). 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

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
34.1 sq.m. (368 sq.ft.) approx.

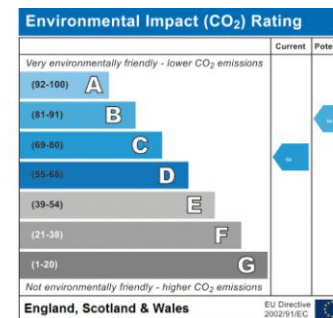
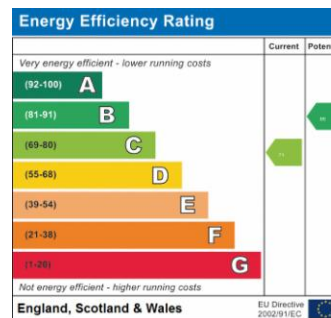


1ST FLOOR
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA: 67.9 sq.m. (731 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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