



## 1 Mitchell Street | South Moor | Stanley | DH9 7BE

ATTENTION CASH INVESTORS An opportunity to acquire a pair of one bedroom flats available on one title providing a potential yield of nearly 12% based on an expected rent of £350 PCM per flat. Both flats are self-contained and are well presented and have vacant possession. The ground floor flat comprises an entrance lobby, lounge, bedroom, breakfasting kitchen and bathroom/WC. The upper flat comprises a lobby and staircase, landing, kitchen, bedroom, lounge and bathroom/WC. Self-contained yard to the rear, both flats have gas combi central heating and full uPVC double glazing. Ground floor EPC C (69), First floor EPC C (72). Virtual tour available on our YouTube channel.

**£72,500**

- End terraced pair of flats with vacant possession
- Available on one freehold title
- Potential yield of nearly 12%
- Two 1 bedroom flats
- Expected rent of £350 PCM each



## Property Description

### GROUND FLOOR FLAT (1A)

#### LOBBY

3' 1" x 3' 3" (0.96m x 1.01m) Timber entrance door, single radiator and a door to the lounge.

#### LOUNGE

12' 10" x 10' 9" (3.93m x 3.30m) uPVC double glazed window, dado rail, double radiator, telephone point, TV cables and doors leading to the bedroom and breakfasting kitchen.

#### BEDROOM (TO THE FRONT)

10' 8" x 5' 11" (3.27m x 1.82m) Fitted cupboard with hanging rail and over-head storage, uPVC double glazed window, dado rail and a single radiator.

#### BREAKFASTING KITCHEN

13' 9" x 13' 0" (maximum) (4.20m x 3.97m) L-shaped Fitted with a range of wall and base units with contrasting laminate worktops including breakfast bars. Integrated fan assisted electric oven/grill, four ring gas hob with extractor canopy over. Plumbed for a washing machine, stainless steel single drainer sink with mixer tap, concealed gas combi central heating boiler, space for additional appliances. Large under-stair storage cupboard, telephone points, double radiator, LED spotlights, uPVC double glazed window and matching rear exit door. Door leads to the bathroom.

#### BATHROOM

7' 6" x 5' 6" (2.30m x 1.70m) A white suite with a panelled bath, separate cubicle with thermostatic mains-fed shower, pedestal wash basin, WC, fully tiled walls, single radiator and LED spotlights.

#### FLAT 1B

#### STAIRS

Accessed via the rear yard. uPVC double glazed entrance door, single radiator and stairs to the first floor.

#### LANDING

uPVC double glazed window, dado rail, loft access hatch, single radiator and doors leading to the lounge, kitchen, bedroom and bathroom.

#### LOUNGE

14' 7" x 10' 4" (4.45m x 3.15m) uPVC double glazed window, double radiator, dado rail, telephone point and TV aerial cables.

#### KITCHEN

9' 7" x 6' 7" (2.94m x 2.02m) Fitted with a range of wall and base units with contrasting laminate worktops and breakfast bar. Integrated fan assisted electric oven/grill, four ring gas hob with concealed extractor fan over. Sink with vegetable

drainer and mixer tap, under-counter fridge, plumbed for a washing machine, wall mounted gas combi central heating boiler, uPVC double glazed window and a double radiator.

#### BEDROOM (TO THE FRONT)

12' 9" x 10' 4" (3.91m x 3.15m) uPVC double glazed window, dado rail and a double radiator.

#### BATHROOM

8' 8" x 6' 6" (2.66m x 2.00m) A white suite featuring a panelled bath, shower fitment, curtain and rail. Pedestal wash basin, WC, fully tiled walls, uPVC double glazed window, double radiator, ceiling extractor fan and a storage cupboard.

#### EXTERNAL

To the rear is a self-contained yard with cold water supply tap and rear exit gate.

#### HEATING

Both flats have gas fired central heating via combination boilers and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating for the ground floor flat (1A) C (69). EPC rating for the first floor flat (1B) C (72). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

The property has a freehold tenure contained under one title.

#### MAKING AN OFFER

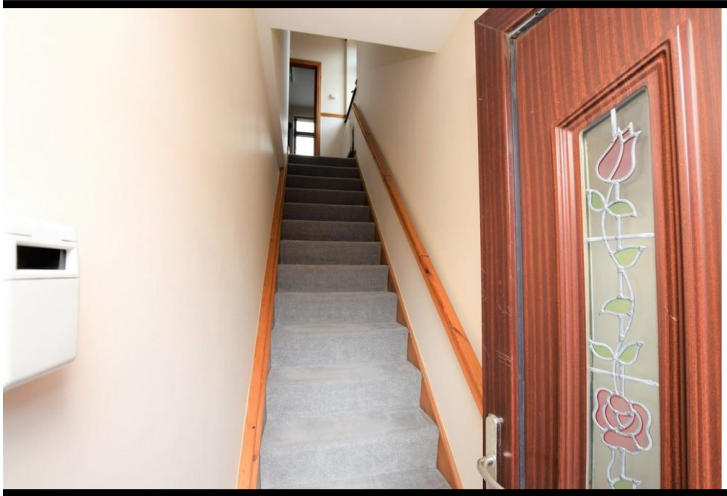
Please note that all offers will require financial verification including proof of available cash and full chain details including selling agents and solicitors down the chain (if applicable). Under New Money Laundering Regulations we require proof of

identification from all buyers before acceptance letters are sent and solicitors can be instructed. Please note that financial institutions are unlikely to approve mortgages where two flats are contained under one title and so we are inviting cash purchasers only.

#### AGENTS NOTES

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

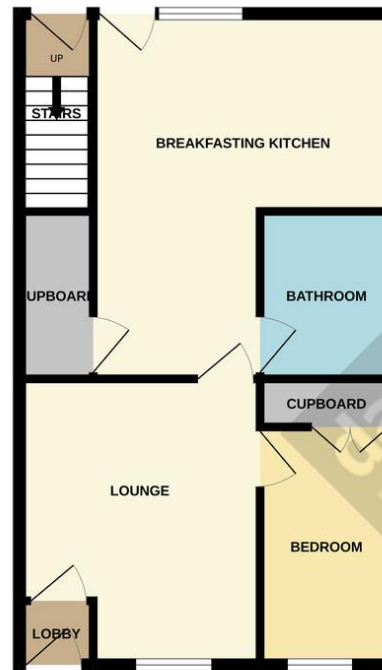
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

01207231111

| 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>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (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 |           |

GROUND FLOOR (1A)  
45.8 sq.m. (493 sq.ft.) approx.



1ST FLOOR (1B)  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA - 88.5 sq.m. (953 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2022

| 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>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (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



**rightmove**  
find your happy

