



## 157 & 159 Park Road | South Moor | Stanley | DH9 7QE

Attention cash investors we offer a one bedroom bed ground flat and a two bedroom upper flat on a single title so cash buyers only. Both tenants are willing to sign new tenancies and currently paying a total of £8,340 per annum. The one bedroom ground floor flat is let at £325 PCM, the two bedroom 1st floor flat is let at £375 PCM providing a potential yield of 10.4% yield. Both are self-contained and have share a yard to the rear. Gas combi central heating for both. EPC ratings C (69) and C (70). Virtual tour available on our YouTube channel.

## Offers In Region Of £80,000

- A pair of flats (1 bed ground and 2 bed) upper
- Available on one title so cash buyers only
- Tenanted properties willing to sign new tenancies
- Rental income of £8,340 per annum
- Yield of 10.4%



## Property Description

### GROUND FLOOR FLAT 157 PARK ROAD

#### LOBBY

3' 6" x 3' 1" (1.08m x 0.96m) uPVC double glazed entrance door to lobby, door leads to the hallway.

#### HALLWAY

Under-stair storage cupboard, single radiator and doors leading to the bedroom, lounge and bathroom.

#### BEDROOM (TO THE FRONT)

12' 7" x 13' 2" (3.84m x 4.02m) uPVC double glazed window and a double radiator.

#### BATHROOM (TO THE REAR)

9' 2" x 7' 11" (2.81m x 2.43m) A white suite featuring a panelled bath with thermostatic mains-fed shower over, glazed screen, pedestal wash basin, WC, airing cupboard, PVC panelled splash-backs, additional tiled splash-backs, uPVC

double glazed window and a double radiator.

#### LOUNGE

12' 9" x 12' 6" (3.90m x 3.82m) uPVC double glazed window, double radiator and a door leading to the kitchen.

#### KITCHEN

11' 3" (maximum) x 6' 5" (3.44m x 1.98m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot-in gas cooker (current cooker is the tenants own), plumbed for a washing machine, stainless steel single drainer sink with mixer tap, wall mounted gas combi central heating boiler, uPVC double glazed window and matching rear exit door.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

Full uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (69). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### UPPER FLAT 159 PARK ROAD

#### GROUND FLOOR LOBBY & STAIRS

uPVC double glazed entrance door to lobby, door to hallway and stairs.

#### LANDING

Newel post and spindle staircase, loft access, doors lead to the bedrooms, bathroom and lounge.

#### BEDROOM 1 (TO THE FRONT)

13' 3" x 12' 7" (4.05m x 3.86m) uPVC double glazed window, double radiator and coving.



### BEDROOM 2 (TO THE FRONT)

8' 7" x 8' 2" (2.63m x 2.50m) uPVC double glazed windows and a double radiator.

### BATHROOM

9' 4" x 8' 2" (2.87m x 2.50m) A spacious room fitted with a panelled bath with shower with shower fitment and a glazed screen, tiled splash-backs, WC, pedestal wash basin, uPVC double glazed window, double radiator and airing cupboard.

### LOUNGE

13' 3" x 12' 7" (4.05m x 3.86m) uPVC double glazed window, double radiator, built-in shelves and a door leading to the kitchen.

### KITCHEN

9' 9" x 6' 8" (2.98m x 2.04m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash-backs, integrated oven and electric cooking hob, extractor canopy, plumbed for a washing machine, uPVC double glazed window

and matching exit door to the fire escape and rear yard.

### EXTERNAL

To front - access path to the front door. To rear - shared yard with access gate.

### CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

Full uPVC double glazing installed.

### ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### VIEWING

Where possible we will create 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

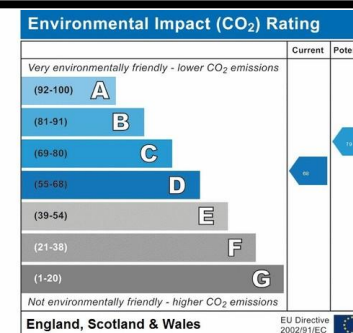
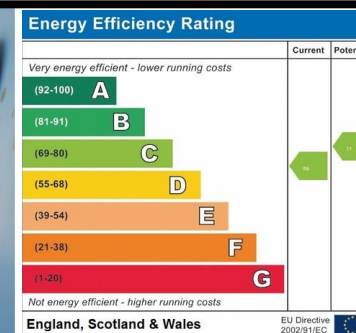
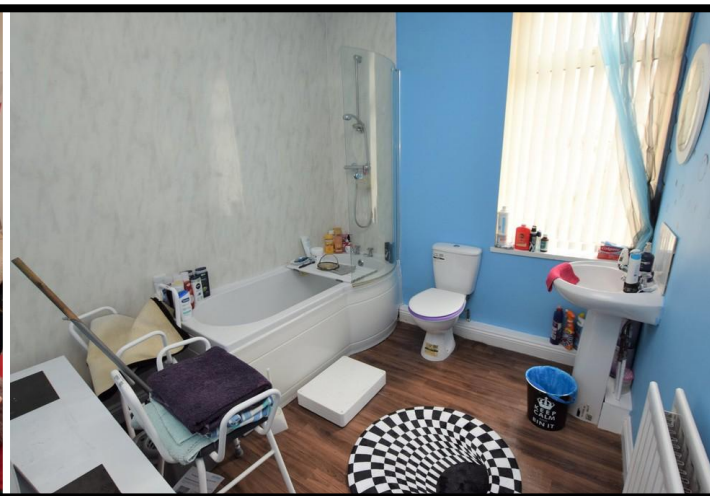
Instagram. If you would like to view the property, please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

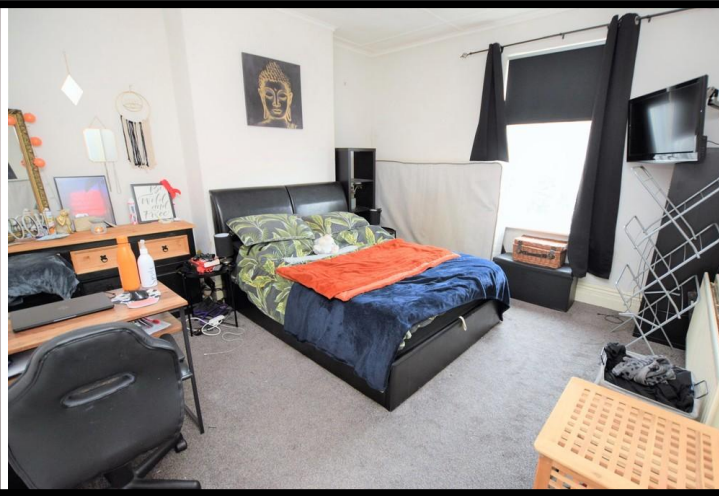
### TENURE

Both flats are on one title hence the property is freehold. We recommend that any purchaser has this verified via their legal representative.

### COUNCIL TAX

We understand that each flat is charged separate Council Tax and both are currently Band A equating to £1469 per annum each



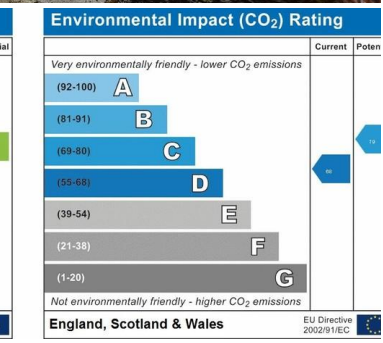
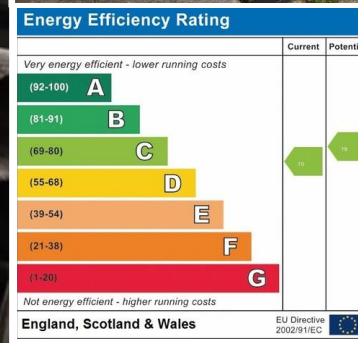
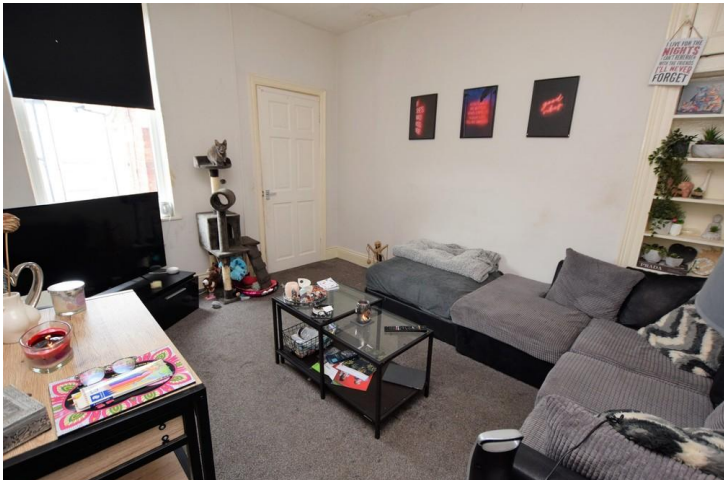


#### AGENTS NOTE

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.

PLEASE NOTE DUE TO BOTH FLATS BEING ON ONE TITLE MORTGAGE LENDING IS NOT PROHIBITED AND SO WE ARE INVITING CASH BUYERS ONLY.





## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

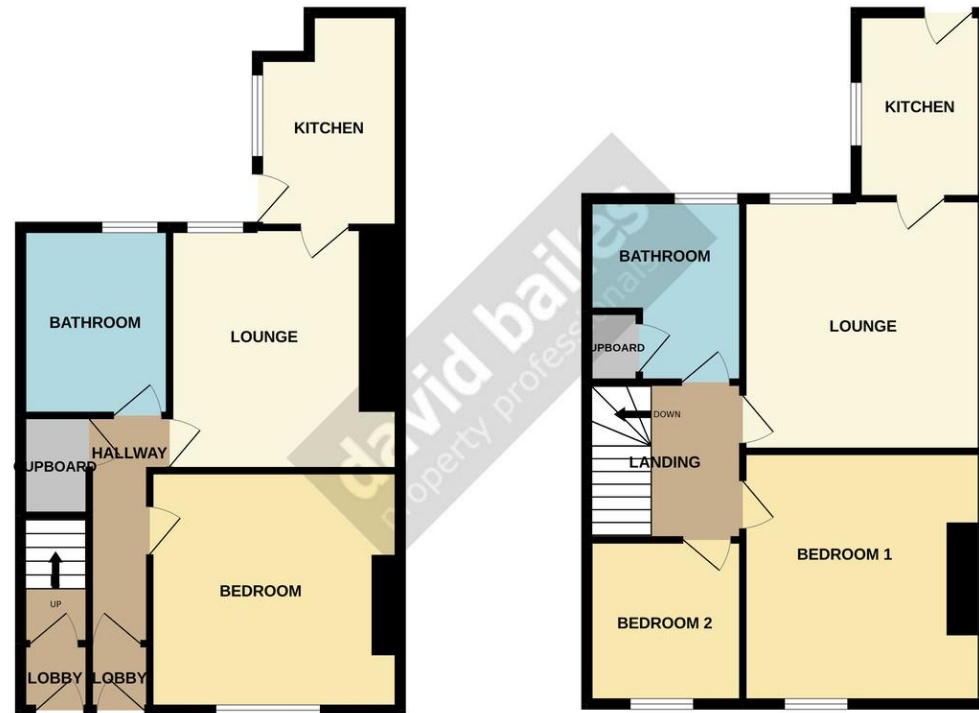
[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

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

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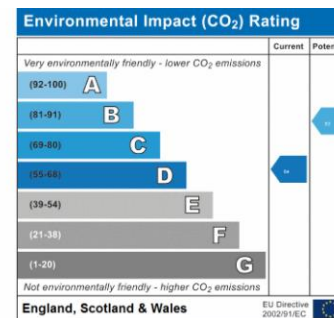
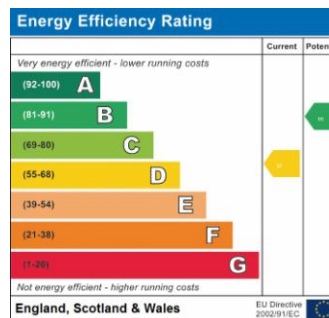
GROUND FLOOR FLAT NO. 157  
52.1 sq.m. (561 sq.ft.) approx.

FIRST FLOOR FLAT NO. 159  
56.7 sq.m. (610 sq.ft.) approx.



TOTAL FLOOR AREA : 108.8 sq.m. (1171 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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