



**david bailes**  
property professionals

**Bircham Street,**  
South Moor, Stanley, DH9 7AE

- Large 3 bed mid terrace house
- Lounge & seperate dining room
- Kitchen With Integrated Cooking Appliance
- Spacious Home

**£65,000**

EPC Rating D





## Property Description

A deceptively spacious 3 bedroom mid terrace house, offering an ideal family home or investment property. Briefly comprising a hallway, dining room, separate lounge, kitchen, three bedrooms (one with fitted wardrobes) and a first floor bathroom. To the rear is a self contained yard and storage shed. Full uPVC double glazing and gas combi central heating, EPC rating D. Council Tax Band A.

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### HALLWAY

uPVC double glazed door and windows, single radiator, staircase to the first floor.





#### DINING ROOM

13' 2" x 20' 1" (maximum) (4.03m x 6.14m) Feature fire surround, under stair storage cupboard, single radiator, two uPVC double glazed windows, double sliding doors to the lounge.

#### LOUNGE

12' 7" x 12' 7" (3.85m x 3.85m) Feature fire surround, single radiator, uPVC double glazed window.

#### KITCHEN

9' 3" x 7' 10" (2.83m x 2.39m) Fitted with a range of wall and base units with laminate worktops, tiled splashbacks, integrated oven, gas hob with extractor over, plumbed for washing machine, sink and drainer with mixer tap, space for a tall fridge/freezer, uPVC double glazed door and window.

#### FIRST FLOOR

##### LANDING

Storage cupboard, single radiator, dado rail.

##### BEDROOM 1 (TO FRONT)

13' 4" x 9' 3" (4.07m x 2.83m) Single radiator, uPVC double glazed window.

##### BEDROOM 2 (TO REAR)

13' 0" x 12' 6" (3.97m x 3.83m) Fitted wardrobes, double radiator, uPVC double glazed window.

##### BEDROOM 3 (TO FRONT)

7' 5" x 7' 3" (2.27m x 2.21m) Single radiator, uPVC double glazed window.

#### BATHROOM

9' 3" x 7' 10" (2.83m x 2.39m) Panel bath, separate shower cubicle, wash basin with base storage, WC, single radiator, uPVC double glazed window.

#### EXTERNAL

To front - public footpath. To rear - a self contained yard with storage shed.

#### GLAZING

Full uPVC double glazing.

#### HEATING

Gas fired central heating via boiler and radiators.

#### ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.





#### 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.

#### MORTGAGE ADVICE

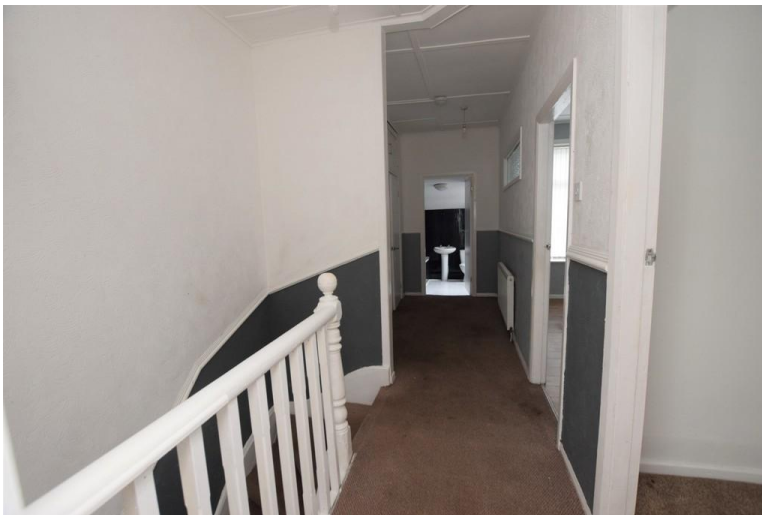
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### 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.

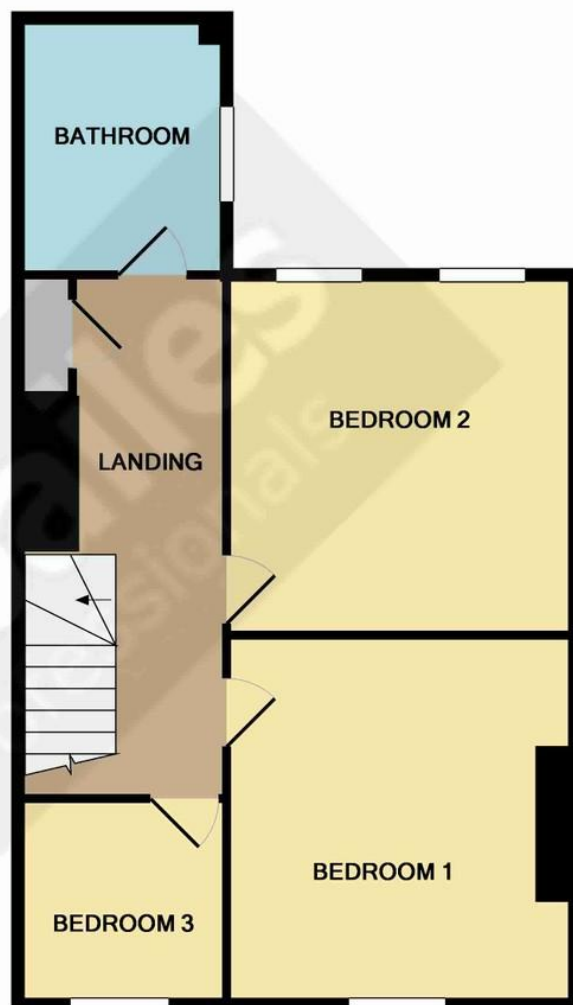








GROUND FLOOR  
APPROX. FLOOR  
AREA 55.1 SQ.M.  
(594 SQ.FT.)

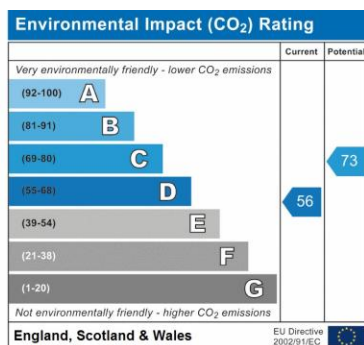
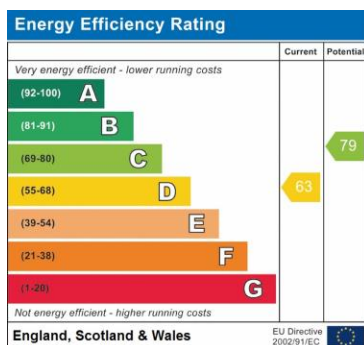


1ST FLOOR  
APPROX. FLOOR  
AREA 53.9 SQ.M.  
(580 SQ.FT.)

TOTAL APPROX. FLOOR AREA 109.0 SQ.M. (1174 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 are 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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