



Edward Terrace | New Kyo | Stanley | DH9 7JW

An investment opportunity to upgrade and refurbish this two bedroom end terraced stone-built house which is available with no upper chain offering great potential. The accommodation comprises a hallway, lounge, rear hallway, kitchen, first floor landing, two double bedrooms and a bathroom. Yard to rear. Gas combi central heating, uPVC double glazing. Freehold, Council Tax band A. EPC E (52). Virtual tour available on our YouTube channel.

£36,000

- End terraced house
- 2 bedrooms
- No upper chain
- Refurbishment required
- Stone-built



Property Description

HALLWAY

uPVC double glazed entrance door, double radiator, stairs to the first floor and a door to the lounge.

LOUNGE

14' 4" x 11' 9" (4.38m x 3.60m) Dark wood fire surround with marble inlay and hearth, inset living flame gas fire, uPVC double glazed window, double radiator, dado rail, telephone point and a door leading to the inner lobby.

INNER LOBBY

Door under-stair storage area and a door leading to the rear hallway.

REAR HALLWAY

Dado rail, coving, opening to the kitchen and a uPVC double glazed rear exit door.

KITCHEN

8' 0" x 10' 2" (2.44m x 3.10m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot in gas cooker, stainless steel sink, plumbed for a washing machine, single radiator and a uPVC double glazed window.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 5" x 17' 2" (maximum) (3.81m x 5.24m) uPVC double glazed window, double radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 6" x 9' 0" (3.21m x 2.76m) Wall mounted gas combi central heating boiler, uPVC double glazed window, double radiator and coving.

BATHROOM

6' 11" x 4' 7" (2.12m x 1.42m) A white suite featuring a panelled bath with shower fitment, curtain and rail. Wash basin, WC, PVC panelled walls, laminate flooring, single radiator, airing cupboard and a uPVC double glazed window.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (52). 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.

COUNCIL TAX

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

TENURE

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

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.

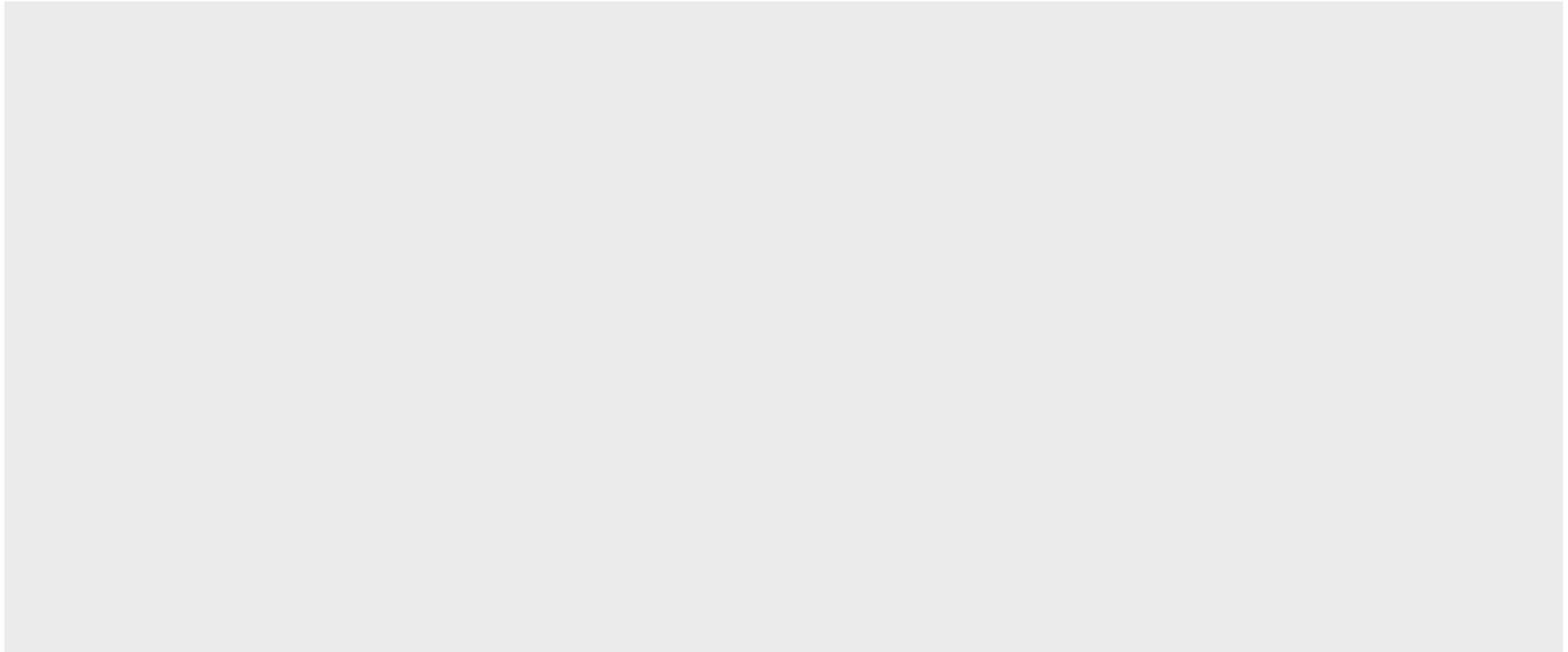
NEED A MORTGAGE?

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

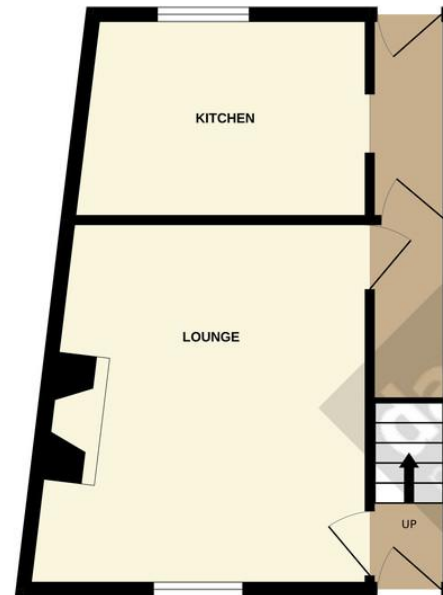
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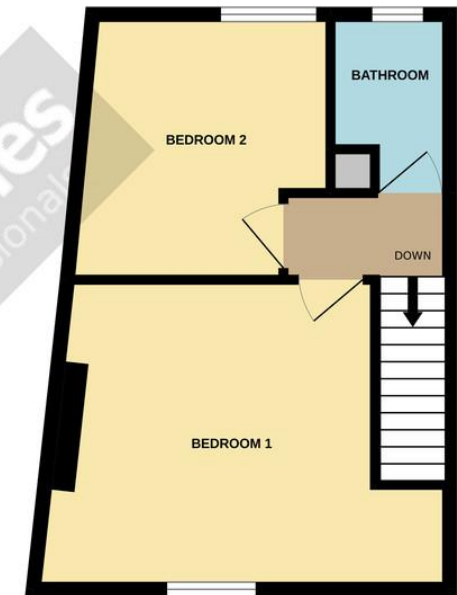
info@davidbailes.co.uk

01207231111

GROUND FLOOR
30.9 sq.m. (333 sq.ft.) approx.



1ST FLOOR
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 61.8 sq.m. (665 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
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

