



Unity Terrace | New Kyo | Stanley | DH9 7JR

This is a nicely presented two bedroom stone-built house in New Kyo which would be an ideal first home or rental investment. The accommodation comprises a hallway, lounge with large opening to a breakfasting kitchen with integrated appliances, rear utility/porch, first floor landing, two double bedrooms and a bathroom/WC. Self-contained yard to the rear, gas combi central heating, double glazing, EPC rating D (61), freehold, Council Tax band A. Virtual tour available on our website and YouTube channel.

£62,000

- Stone built mid terraced house
- 2 double bedrooms
- Lounge plus breakfasting kitchen
- Integrated appliances
- First floor bathroom



Property Description

HALLWAY

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

LOUNGE

14' 6" x 12' 10" (4.44m x 3.92m) Under-stair storage cupboard, dado rail, uPVC double glazed window, single radiator, coving, satellite TV cables and a large opening to the breakfasting kitchen.

BREAKFASTING KITCHEN

8' 0" x 16' 3" (2.44m x 4.96m) Fitted with a range of light Beech effect wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, halogen hob with extractor canopy over. Integrated slimline dishwasher, wall unit conceals the gas combi central heating boiler, stainless steel with vegetable drainer and mixer tap. Space for a fridge and freezer. Tiled floor, single radiator, uPVC double glazed window and a glazed door leading to the

rear porch/utility.

REAR PORCH/UTILITY

Plumbed for a washing machine and space for a tumble dryer. Tiled floor, uPVC double glazed windows and a double glazed rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch with fixed pull-down ladder, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 2" x 16' 3" (maximum) (3.71m x 4.96m) uPVC double glazed window, large recess suitable for a wardrobe, single radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 6" x 10' 0" (3.21m x 3.06m) uPVC double glazed window,

single radiator and a telephone point.

BATHROOM/WC

7' 2" x 6' 2" (2.19m x 1.90m) A white suite featuring a panelled bath with thermostatic shower over and glazed screen. Wash basin with base storage, WC, chrome towel radiator, PVC panelled walls and ceiling. uPVC double glazed window.

EXTERNAL

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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.

TENURE

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

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 FINANCIAL ADVICE?

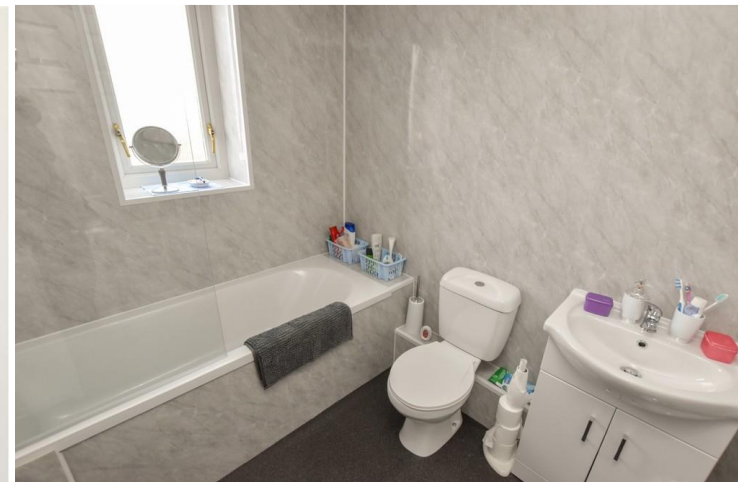
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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

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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

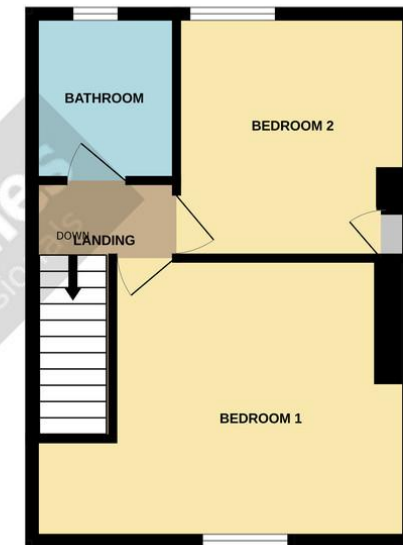
info@davidbailes.co.uk

01207231111

GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA: 69.7 sq.m. (750 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



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