



Harperley Gardens | Catchgate | Stanley | DH9 8RZ

ATTENTION LANDLORDS This three bedroom terraced house comes to the market with a willing tenant wishing to stay on who currently pays £400 PCM. The accommodation comprises an entrance hallway, inner hallway, lounge, kitchen/diner, first floor landing, three bedrooms and a family bathroom. Gardens to front and rear. Gas central heating, uPVC double glazing, Council Taxband A, freehold tenure. EPC rating D (57).

£59,950

- Terraced House
- 3 bedrooms
- Sold with a willing tenant
- Rent currently £400 PCM
- Gardens to front and rear



Property Description

ENTRANCE HALLWAY

8' 0" x 4' 9" (2.45m x 1.47m) uPVC double glazed windows and matching entrance door. Door leads to the inner hallway.

INNER HALLWAY

Stairs lead to the first floor, doors to the lounge and kitchen/diner.

LOUNGE

19' 5" x 11' 5" (maximum) (5.92m x 3.50m) Dual aspect with uPVC double glazed windows to the front and rear. Gas fire incorporating the central heating back boiler, one double and one single radiator, under-stair storage cupboard and a TV aerial point.

KITCHEN/DINER

19' 5" x 8' 5" (maximum) (5.92m x 2.57m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot-in electric cooker, stainless

steel sink with mixer tap, space for additional appliances, plumbed for a washing machine. Tiled floor, dining area, uPVC double glazed windows and two single radiators.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 9" x 13' 5" (2.98m x 4.09m) Built-in cupboard housing the hot water tank, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE FRONT)

13' 5" (maximum) x 10' 0" (4.11m x 3.05m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

9' 3" x 8' 6" (2.82m x 2.60m) uPVC double glazed window and a single radiator.

BATHROOM

5' 6" x 8' 6" (1.68m x 2.60m) A white suite featuring a panelled bath with electric shower over, glazed screen and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed windows, extractor fan and a single radiator.

EXTERNAL

TO THE FRONT

Lawn garden, mature conifer, timber fencing.

TO THE REAR

Garden enclosed by timber fencing.

HEATING

Gas fired central heating via "back" boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (57). 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.

SELECTIVE LICENCE

Please note that this property falls within the Local Authority Selective Licensing zone where a Landlord is required to register the property with the council every five years. Charges apply. Please visit

www.durham.gov.uk/selectivelicensing for further information.

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.

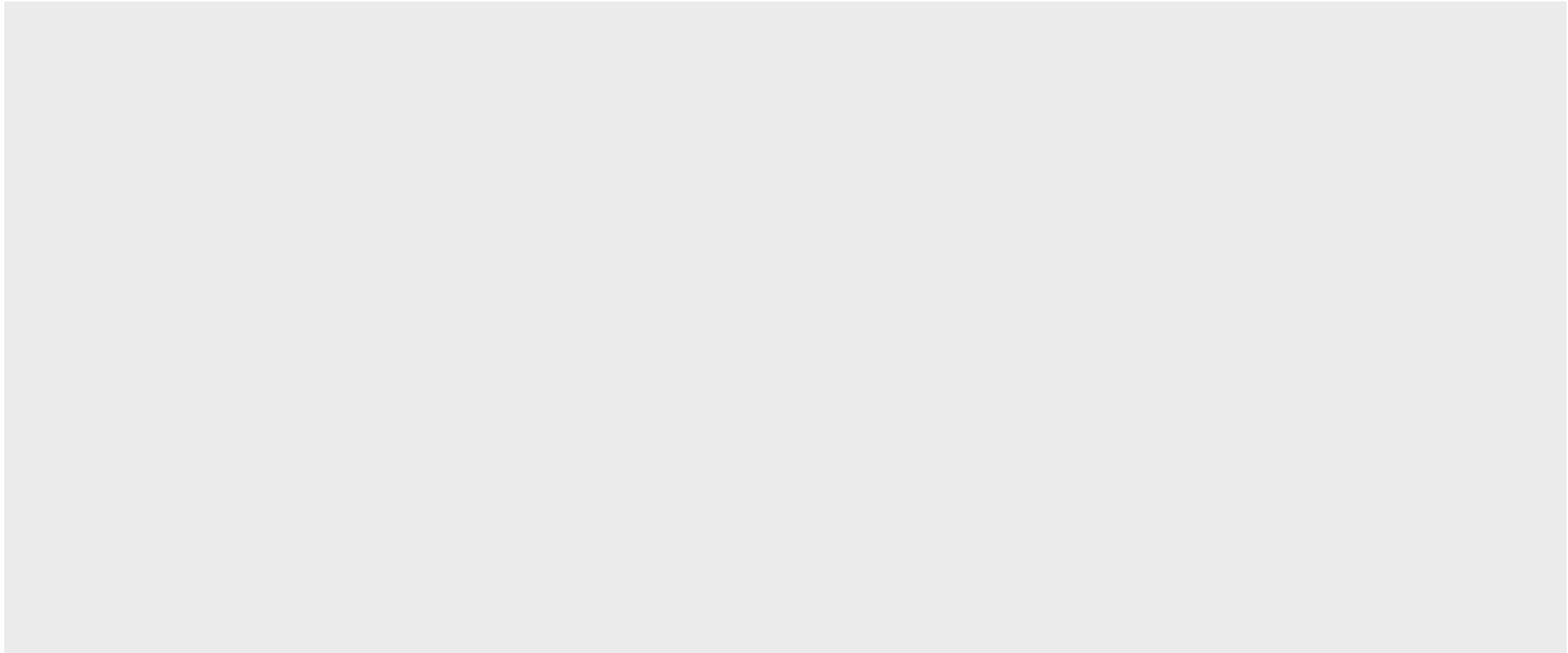
NEED A MORTGAGE?

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

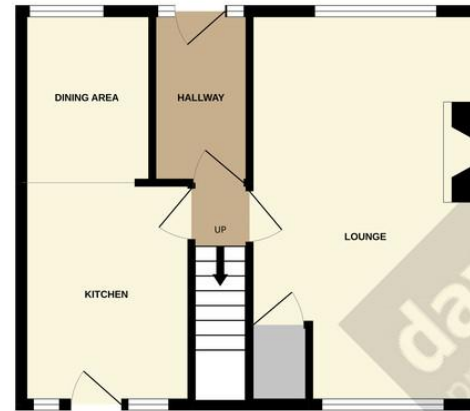
DH9 8AF

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01207231111

GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

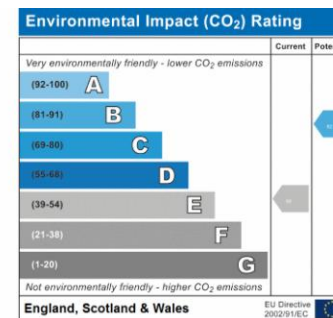
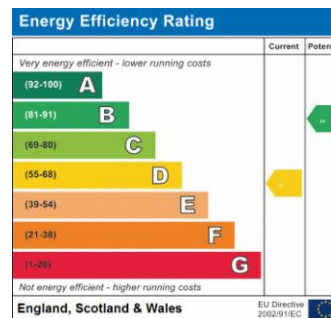


1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 82.5 sq.m. (888 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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