



Mitchell Street | South Moor | Stanley | DH9 7BQ

ATTENTION LANDLORDS, this three bedroom stone built mid-terraced house is available with a willing tenant who currently pays £400 PCM giving a yield of 9.6%. The accommodation comprises of a lobby, lounge, kitchen/diner and utility to the ground floor. To the first floor there is a landing, three bedrooms and a family bathroom. Self-contained yard to the rear, gas combi central heating and uPVC double glazing. Freehold, Council Tax band A, EPC rating E (53). Virtual tour available.

Offers Over £50,000

- Mid-terraced stone built house
- 3 bedrooms
- Tenanted property paying £400 PCM
- Yield of 9.6%
- Lounge plus kitchen/diner



Property Description

LOBBY

3' 1" x 3' 1" (0.95m x 0.95m) uPVC double glazed entrance door. Door leading to the lounge.

LOUNGE

10' 11" x 15' 3" (3.34m x 4.65m) Wall mounted electric fire with remote control, cupboard incorporating the gas combi central heating boiler, uPVC double glazed window, dado rail, central heating double panelled radiator. Glazed doors lead to the kitchen/diner.

KITCHEN/DINER

12' 4" x 15' 3" (3.77m x 4.65m) Fitted with a range of wall and base units in light Beech effect with contrasting worktops and tiled splash-backs. Stainless steel single drainer sink, gas point for a cooker, coving, telephone point, uPVC double glazed window, central heating double panelled radiator, large opening to the utility room, stairs to the first floor.

UTILITY AREA

7' 6" x 4' 3" (2.31m x 1.30m) Telephone point, plumbed for a washing machine, worktop, tiled splash-back and a uPVC double glazed rear exit door to the yard.

FIRST FLOOR

LANDING

Loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

12' 2" x 8' 9" (3.73m x 2.68m) uPVC double glazed window and a central heating single panelled radiator.

BEDROOM 2 (TO THE FRONT)

11' 8" x 8' 8" (3.58m x 2.65m) uPVC double glazed window and a central heating single panelled radiator.

BEDROOM 3 (TO THE FRONT)

8' 1" x 6' 2" (2.47m x 1.88m) uPVC double glazed window and a central heating single panelled radiator.

BATHROOM

5' 6" x 5' 10" (1.70m x 1.80m) Panelled bath, tiled splash-back, pedestal wash basin, low level WC, uPVC double glazed window and a central heating single panelled radiator.

EXTERNAL

TO THE FRONT

Small forecourt garden enclosed by timber fence.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

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

COUNCIL TAX

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

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 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

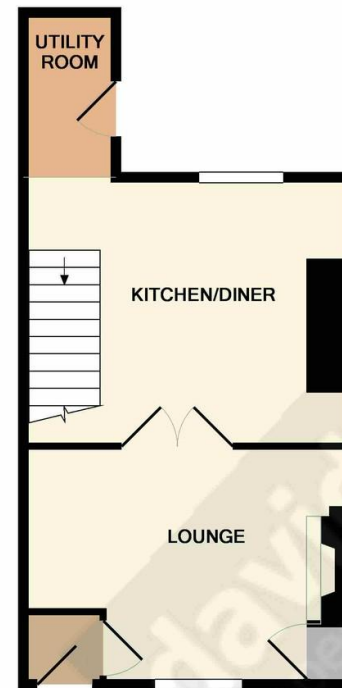
Viewing Arrangements

Strictly by appointment

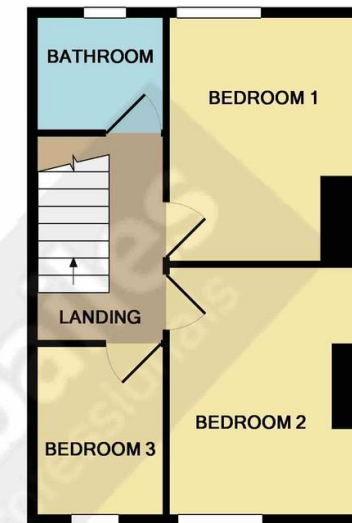
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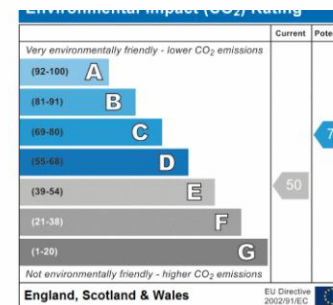
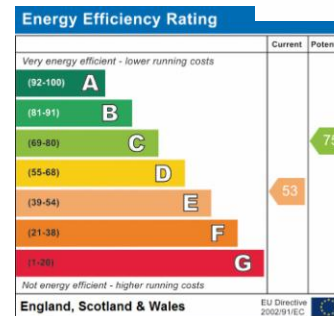
GROUND FLOOR
APPROX. FLOOR
AREA 34.7 SQ.M.
(374 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.8 SQ.M.
(342 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.5 SQ.M. (716 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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