



43 Penshaw Gardens | East Stanley | Co. Durham | DH9 6RQ

To be sold via secure and transparent online auction with our auction partner, Auction North Ltd

TENANTED PROPERTY currently paying £450 PCM. This three bedroom mid terraced house has lovely south facing panoramic views towards the countryside. The current tenant wishes to stay and has lived in the property for around 13 years. The accommodation comprises a hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and a bathroom. Garden to the front and yard to the rear with brick tool-shed. Gas comb central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating C (76).

Auction Guide Price £60,000

- Tenanted property with a rent of £450 PCM
- Mid terraced house
- 3 bedrooms
- South facing garden with views
- Two reception rooms



Property Description

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Ltd

TENANTED PROPERTY currently paying £450 PCM. This three bedroom mid terraced house has lovely south facing panoramic views towards the countryside. The current tenant wishes to stay and has lived in the property for around 13 years. The accommodation comprises a hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and a bathroom. Garden to the front and yard to the rear with brick tool-shed. Gas comb central heating, uPVC double glazing, freehold, Council Tax band A, EPC rating C (76).

HALLWAY

12' 11" x 6' 1" (3.94m x 1.86m) uPVC double glazed entrance door with matching side window, stairs to the first floor with storage cupboard beneath, single radiator, central heating wall mounted programmer/thermostat, door leading to the lounge and doorway to kitchen.

LOUNGE

12' 11" x 12' 3" (3.94m x 3.75m) uPVC double glazed window, laminate flooring double radiator and a large opening to the dining room.

DINING ROOM

10' 1" x 10' 2" (3.09m x 3.10m) uPVC double glazed window, laminate flooring, double radiator and a doorway leading to the kitchen.

KITCHEN

9' 10" x 8' 3" (3.02m x 2.52m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with extractor canopy over, stainless steel sink with mixer tap, plumbed for a washing machine and space for a tumble dryer and also for a fridge/freezer. Wall mounted gas combi central heating boiler, laminate flooring, uPVC double glazed windows and matching rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

12' 11" x 10' 0" (3.95m x 3.07m) uPVC double glazed window with panoramic views towards the countryside, storage cupboard and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 10" x 10' 4" (3.02m x 3.15m) Storage cupboard, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT)

9' 8" x 8' 4" (2.97m x 2.56m) L-shaped room, storage cupboard, uPVC double glazed window with panoramic views towards the countryside and a single radiator.

BATHROOM

5' 6" x 8' 1" (1.68m x 2.47m) A white suite featuring a panelled bath with thermostatic shower over, tiled splash-backs, pedestal wash basin, WC, chrome towel radiator, uPVC double glazed windows and an extractor fan.

EXTERNAL

TO THE FRONT

Garden enclosed by timber fence.

TO THE REAR

Self-contained yard with brock tool-shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (76). 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 LICENCING

Please note that this is NOT within the current selective licencing zone.

VIEWINGS

Strictly by appointment with agent.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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County Durham

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GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 76.8 sq.m. (826 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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