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property professionals

**Pine Street,  
South Moor, Stanley, DH9 7BD**

- 2 Bedroom mid terraced house
- Potential 10% yield return
- External insulation installed
- Electric heating via radiators

**£50,000**  
EPC Rating E







## Property Description

Offered with no upper chain and providing an ideal home for a first time buyer or an Investor with a potential 10% yield return. A spacious two bedroom mid-terraced house with external insulation installed and rear kitchen extension. Accommodation comprises of entrance lobby, a good sized lounge, inner lobby with storage, cloak room WC, modern kitchen with integrated appliances. To the first floor are two double bedrooms and a bathroom. Freehold, Council Tax band A, EPC rating E.

### ENTRANCE LOBBY

uPVC entrance door, laminate flooring, radiator.

### LOUNGE

16' 2" Max x 16' 1" Max (4.94m x 4.92m) A spacious room with a feature fireplace, uPVC double glazed window, radiator and staircase to the first floor.

### INNER LOBBY

Under-stair storage cupboard, access to the cloakroom/wc and kitchen.





#### CLOAKROOM/WC

Base storage unit with concealed cistern WC, inset wash basin, chrome towel radiator, PVC panelled walls.

#### KITCHEN

10' 6" x 7' 11" (3.22m x 2.43m) Fitted with a modern range of wall and base units, complimentary work surfaces, PVC panelled walls and ceiling with spot lights, integrated oven and electric hob with glass splash back, integrated washer/dryer, slimline dishwasher and under bench fridge with freezer box, sink and drainer, surface lighting, inset plinth electric heater, uPVC double glazed window, uPVC door to the rear yard.



#### FIRST FLOOR

Landing, loft access, radiator, uPVC double glazed window.

#### BEDROOM 1

16' 11" x 8' 7" (5.17m x 2.62m) Fitted wardrobe, uPVC double glazed window, radiator.

#### BEDROOM 2

11' 6" x 7' 9" (3.53m x 2.38m) uPVC double glazed window, radiator, storage cupboard housing the electric efficiency boiler and thermostatic controller.



#### BATHROOM

9' 1" x 4' 5" (2.77m x 1.35m) Bath with shower over and screen, PVC panelled walls and ceiling, storage unit with concealed cistern WC and inset wash basin, chrome towel radiator, uPVC double glazed window.

#### EXTERNAL

To front - public footpath with on street parking available. To rear - small enclosed yard with wooden access gate.

#### GLAZING

uPVC double glazing installed.

#### HEATING

Electric fired central heating with an efficiency boiler via radiators and thermostatic controller.

#### 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.





#### TENURE

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

#### COUNCIL TAX BAND

The property is in Council Tax band A.

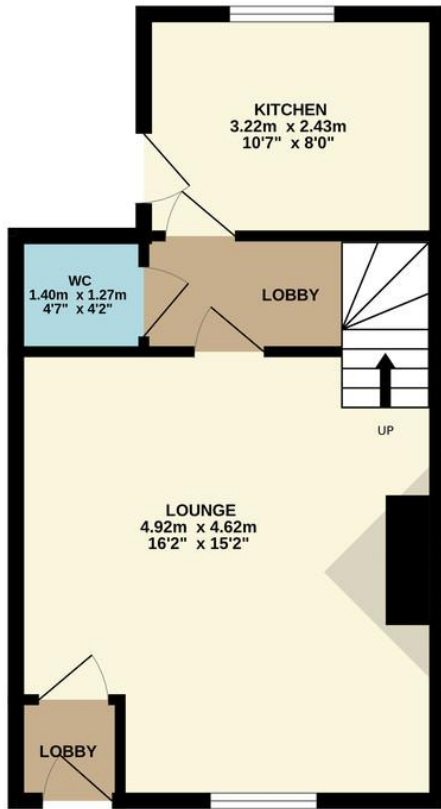
#### AGENTS NOTES

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.

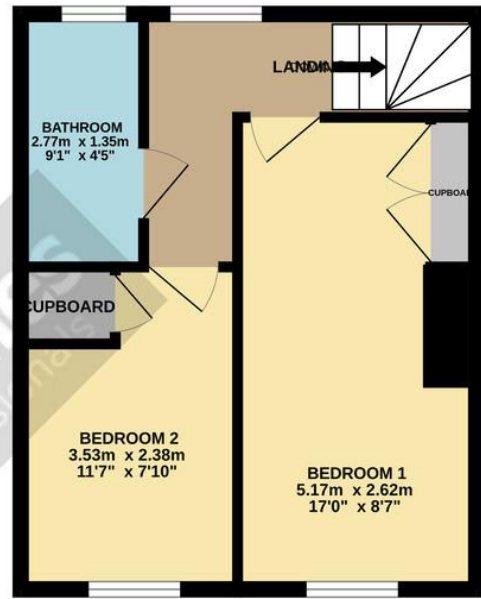




GROUND FLOOR  
35.7 sq.m. (385 sq.ft.) approx.



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



TOTAL FLOOR AREA : 66.6 sq.m. (717 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 are 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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