

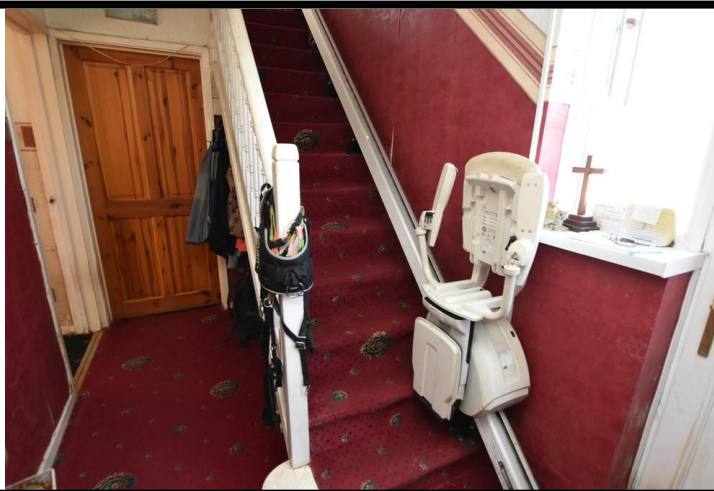


Hollyhill Gardens West | South Stanley | Co. Durham | DH9 6NP

*** ATTENTION LANDLORDS ONLY, THE OWNER WON'T SELL TO ANY HOME BUYERS *** This three bedroom semi-detached house is being sold with a tenant wishing to stay in the property with a rent expected to be £500 PCM. The property benefits from a lounge and separate dining room, ground floor cloakroom and first floor shower room plus a large rear garden. Gas combi central heating, uPVC double glazing, freehold, Council Tax band A. EPC rating D (62). Virtual tour available.

Offers In Excess Of £60,000

- Semi-detached house
- 3 bedrooms
- To be sold with a willing tenant £500 PCM
- Large rear garden
- Lounge and separate dining room



Property Description

HALLWAY

6' 1" x 13' 4" (1.86m x 4.08m) uPVC double glazed entrance door with matching side window, stairs to the first floor with storage area beneath. Double radiator, telephone point and doors leading to the lounge and kitchen.

LOUNGE

12' 9" x 13' 5" (3.90m x 4.11m) Feature painted wood fire surround, marble effect inlay and hearth, electric fire. uPVC double glazed French doors open to the rear garden, double radiator, coving and bi-folding doors open to the dining room.

DINING ROOM

10' 10" x 10' 5" (3.32m x 3.20m) uPVC double glazed window, double radiator, coving and a serving hatch.

KITCHEN

8' 7" x 10' 7" (2.62m x 3.24m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Slot-in electric cooker, stainless steel sink with mixer tap, plumbed for a washing machine, laminate flooring, double radiator, uPVC double glazed window, coving and a door leading to the utility room.

UTILITY ROOM

8' 0" x 5' 9" (2.45m x 1.77m) Worktop with space underneath for several appliances. uPVC double glazed side exit door, matching window, single radiator and a door to the cloakroom/WC.

CLOAKROOM/WC

4' 7" x 5' 9" (1.40m x 1.77m) WC, wash basin with tiled splash-back, uPVC double glazed window and a single radiator.

FIRST FLOOR

LANDING

Airing cupboard, uPVC double glazed window, loft access hatch and doors leading to the bedrooms and shower

room/WC.

BEDROOM 1 (TO THE REAR)

10' 6" x 12' 2" (3.22m x 3.72m) uPVC double glazed window, storage cupboard, double radiator and coving.

BEDROOM 2 (TO THE REAR)

10' 10" x 10' 1" (3.32m x 3.08m) Two storage cupboards, one houses the gas combi central heating boiler, uPVC double glazed window and a double radiator.

BEDROOM 3 (TO THE FRONT)

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

SHOWER ROOM/WC

8' 0" x 5' 7" (2.45m x 1.72m) A wet room design with electric shower, curtain and rail, pedestal wash basin, WC, PVC panelled walls and ceiling, single radiator, two uPVC double glazed windows and an extractor fan.

EXTERNAL

Open plan lawn, mature conifer and a path leading to the rear.

TO THE REAR

Paved patio, substantial lawn garden and mature shrubs and trees.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). 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 LICENSING

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.

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. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15

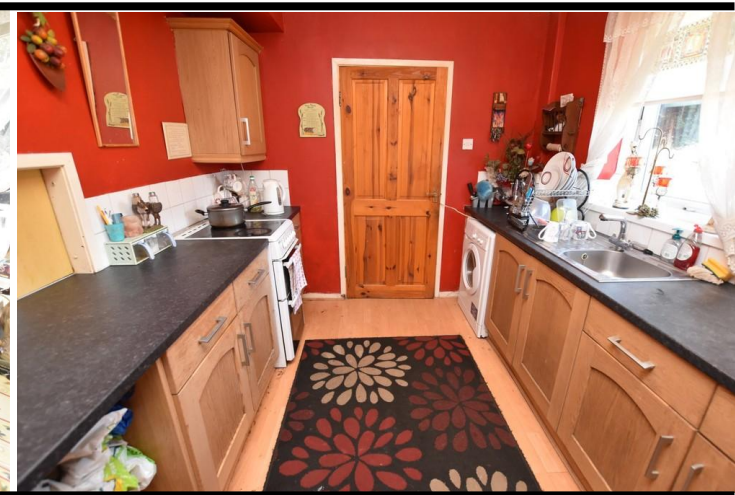
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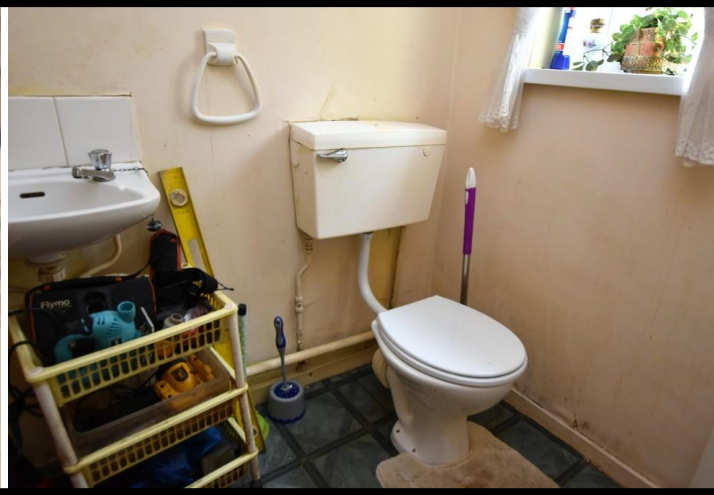
MAKING AN OFFER

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

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Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
F		

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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