



15 Fern Avenue | South Moor | Stanley | DH9 7QY

A well presented two bedroom mid terrace house offered with No Upper Chain. Providing an ideal home for first time buyer or for an investment offering a potential 10% yield return. Benefits from gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, lounge, open plan modern fitted kitchen/diner with integrated appliances. To the first floor are two double sized bedrooms and bathroom. Council Tax band A, freehold, EPC rating C (72). Virtual tour available.

£55,000

- No Upper Chain
- 2 Bedroom Mid Terrace
- Well Presented Home
- Superb Fitted Kitchen With Appliances
- Open Plan Kitchen/Diner



Property Description

ENTRANCE LOBBY

uPVC double glazed door, radiator, staircase to the first floor.

LOUNGE

14' 6" x 12' 7" (4.44m x 3.84m) A spacious room with uPVC double glazed window, radiator, under stair storage cupboard.

OPEN PLAN KITCHEN/DINER

15' 2" Max x 14' 4" Max (4.63m x 4.38m) L-Shaped room fitted with a quality range of wall and base units, complimentary work surfaces and matching up-stands, integrated double oven and grill, gas cooking hob with splash back and extractor canopy, sink and drainer with swan neck flexi hose tap, integrated dishwasher, space for a washing machine, dryer and tall fridge/freezer, inset ceiling spot lighting, two uPVC double glazed windows and uPVC door to the rear yard. The dining area has a uPVC double glazed window, radiator and storage cupboard.

FIRST FLOOR

Landing, loft access.

BEDROOM 1 (TO THE FRONT)

15' 8" x 11' 9" (4.80m x 3.60m) A good sized room with recess space ideal for built-in or free standing wardrobes, uPVC double glazed window and radiator.

BEDROOM 2 (TO THE REAR)

10' 2" x 9' 6" (3.12m x 2.92m) A double sized room with uPVC double glazed window and radiator.

BATHROOM

6' 6" x 5' 9" (2.00m x 1.76m) Panel bath with thermostatic shower over and shower screen, tiled splash backs, WC, pedestal wash basin, chrome towel radiator, half tiled walls, uPVC double glazed window.

EXTERNAL

To front - low maintenance front garden enclosed by brick wall with access gate. To the rear - enclosed yard with access gate.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

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 minutes.

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.

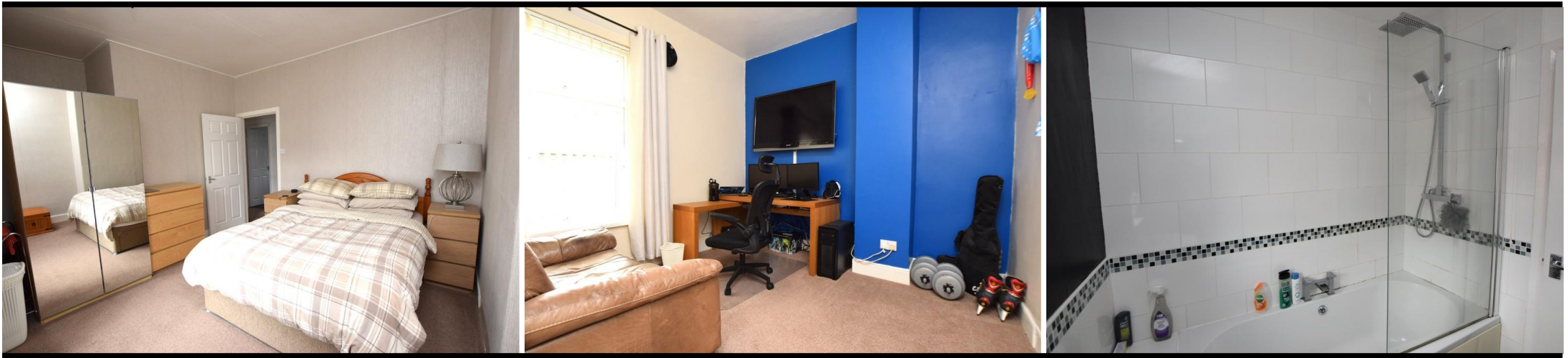
MORTGAGE ADVICE

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 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.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

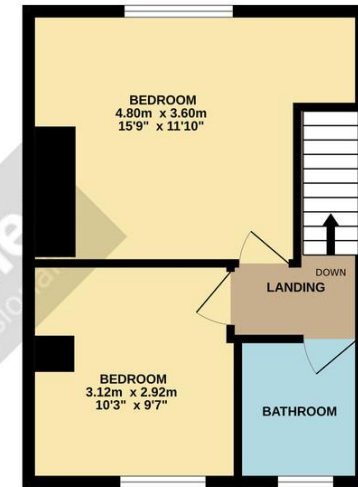
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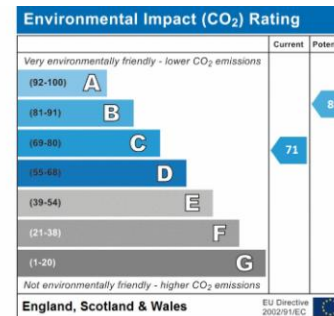
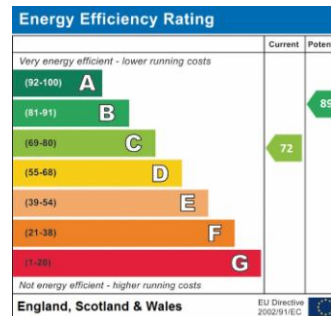
GROUND FLOOR



1ST FLOOR



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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