



## Chaytor Terrace North | Craghead | Stanley | DH9 6AY

ATTENTION LANDLORDS THIS TENANTED PROPERTY HAS A WILLING TENANT PAYING £525 PCM. A well presented and deceptively spacious three bedroom mid terrace house. The property benefits from a large block paved driveway, large rear garden with storage shed, gas combi central heating and full uPVC double glazing. Briefly comprises of entrance lobby, lounge with electric fire, spacious kitchen/diner with patio doors, three good sized bedrooms and modern bathroom suite. Freehold, Council Tax band, EPC rating C (70). Virtual tour available.

£120,000

- Tenanted property rental income £525 PCM
- Willing tenant want to sign new tenancy
- Terraced house
- 3 bedrooms
- Large garden



## Property Description

### KITCHEN/DINER

12' 6" x 9' 7" (3.83m x 2.94m) A generous sized room fitted with a range of wall and base units, complimentary work surfaces, integrated oven and five ring gas cooking hob, tiled splash backs and extractor canopy, sink and drainer with mixer tap, plumbed for a washing machine, space for a tall fridge freezer, tiled flooring, uPVC double glazed patio doors with blinds open to the front garden, under-stair storage cupboard. Double radiator, inset spotlights, uPVC double glazed window and matching exit door. Door leads to the lounge.

### LOUNGE

18' 0" x 9' 4" (5.49m x 2.86m) A dual aspect room with feature fireplace with electric fire, two single radiators, two uPVC double glazed windows with blinds installed. Door leading to the lobby.

### LOBBY

uPVC double glazed door from the front garden, single radiator, staircase to the first floor and a door to the lounge.

### FIRST FLOOR

#### LANDING

Landing, newel post and spindle staircase, uPVC double glazed window, single radiator, loft access with pull down access ladder and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

12' 6" x 9' 7" (3.83m x 2.94m) uPVC double glazed window, single radiator, coving, sliding wardrobe housing the gas combi central heating boiler and a TV aerial point.

#### BEDROOM 2 (TO THE REAR)

11' 8" x 10' 9" (3.56m x 3.29m) uPVC double glazed window, single radiator, TV aerial point and coving.

#### BEDROOM 3 (TO THE FRONT)

9' 4" x 8' 4" (2.85m x 2.55m) uPVC double glazed window, single radiator and coving.

#### BATHROOM

7' 2" x 7' 2" (2.20m x 2.20m) Panelled bath with tiled splash-backs, shower fitment over, glazed shower screen, pedestal wash basin, WC, vinyl flooring, chrome towel radiator, uPVC double glazed window, inset spotlights and coving.

#### EXTERNAL

##### TO THE FRONT

Large block paved driveway suitable for up to three cars, cold water supply tap.

##### TO THE REAR

Lawn garden with gravelled areas, storage shed and timber decking.



#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating C (70). 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.

#### 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.

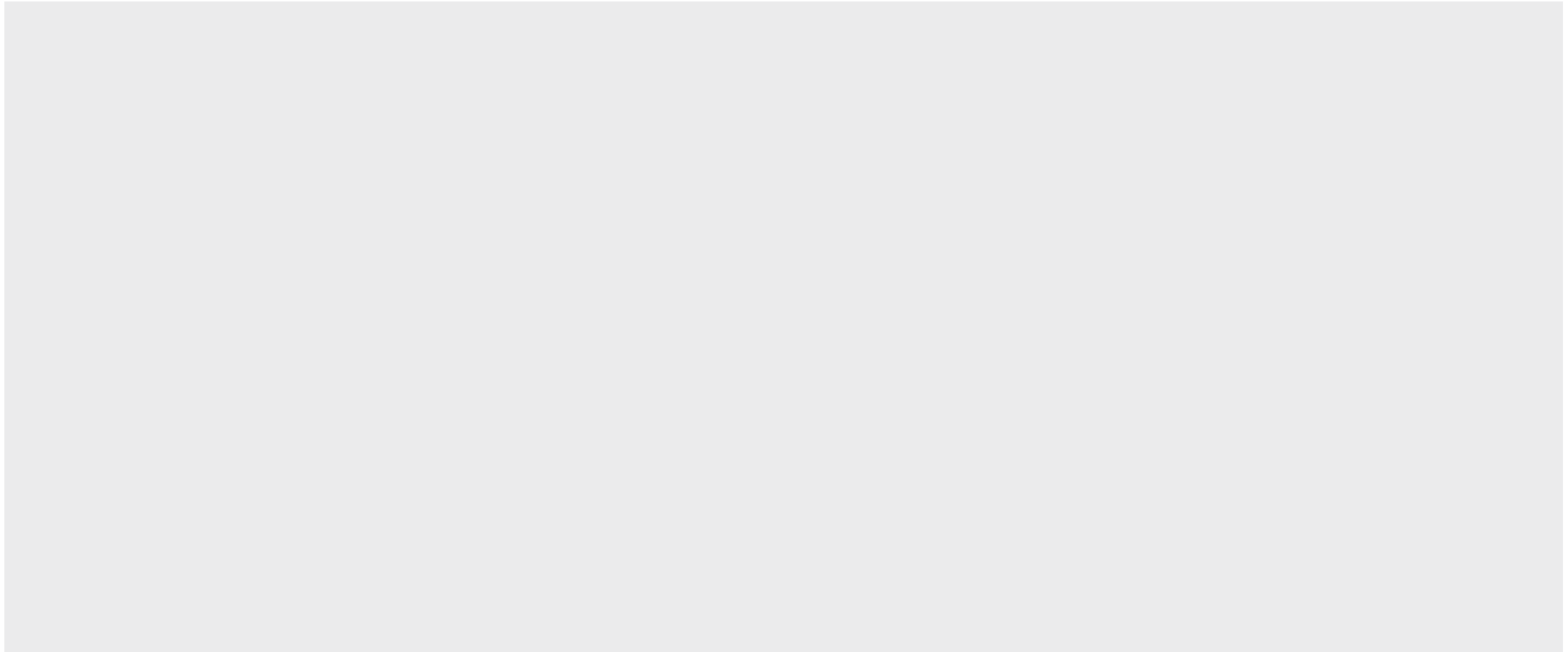
#### NEED A MORTGAGE?

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

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

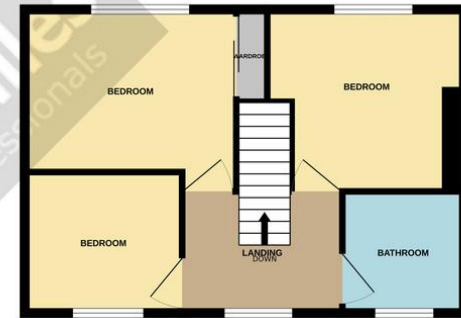
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.

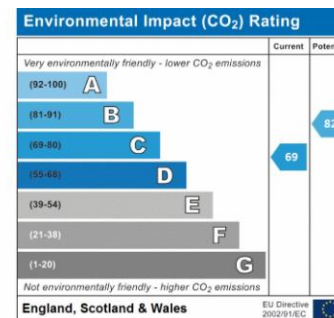
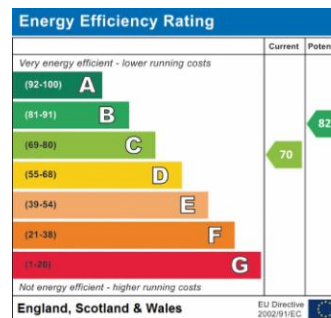


1ST FLOOR  
43.1 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 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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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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