



Hawthorn Terrace | New Kyo | Stanley | DH9 7TL

£59,950

This recently redecorated two-bedroom terraced home is available with no upper chain and represents excellent value for money for an investor or first-time buyer. The accommodation, set over two floors, comprises a lounge, a separate dining room, and a kitchen. On the first floor, there is a landing, two double bedrooms, and a bathroom. It features a self-contained yard at the rear, gas combi central heating, uPVC double glazing, and is freehold. The property falls under Council Tax band A and has an EPC rating of D (59). Virtual tour available.

- Recently redecorated 2 bed terraced home
- Available with no upper chain
- Ideal for investors or first-time buyers
- Includes a lounge, separate dining room, and kitchen
- First floor features two double bedrooms and a bathroom



Property Description

LOUNGE

3.85m x 4.53m (into alcoves) (12' 8" x 14' 10") Wall mounted electric fire, stairs leading to the first floor, double radiator, uPVC double glazed window and a door leading to the dining room.

DINING ROOM

2.89m x 4.53m (maximum) (9' 6" x 14' 10") Double radiator, uPVC double glazed window, telephone point and a door leading to the kitchen.

KITCHEN

3.92m x 1.66m (12' 10" x 5' 5") Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot in electric cooker, inset stainless steel sink, plumbed for a washing machine, wall mounted gas combi central heating boiler, tiled floor, single radiator, uPVC double glazed window and a matching rear exit door.

FIRST FLOOR

LANDING

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

BEDROOM 1 (TO THE FRONT)

3.82m x 3.45m (into alcoves) (12' 6" x 11' 4") Built-in cupboard with hanging rail, double radiator and a uPVC double glazed window.

BEDROOM 2 (TO THE REAR)

2.99m x 2.43m (9' 10" x 8' 12") Single radiator and a uPVC double glazed window.

BATHROOM/WC

6' 1" x 6' 5" (1.87m x 1.98m) A white suite featuring a panelled bath with electric shower over, curtain and rail, tiled splash-backs, pedestal wash basin, low level WC, single radiator and a uPVC double glazed window.

EXTERNAL

Self-contained yard to the rear.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (59). 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 LICENCE

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.

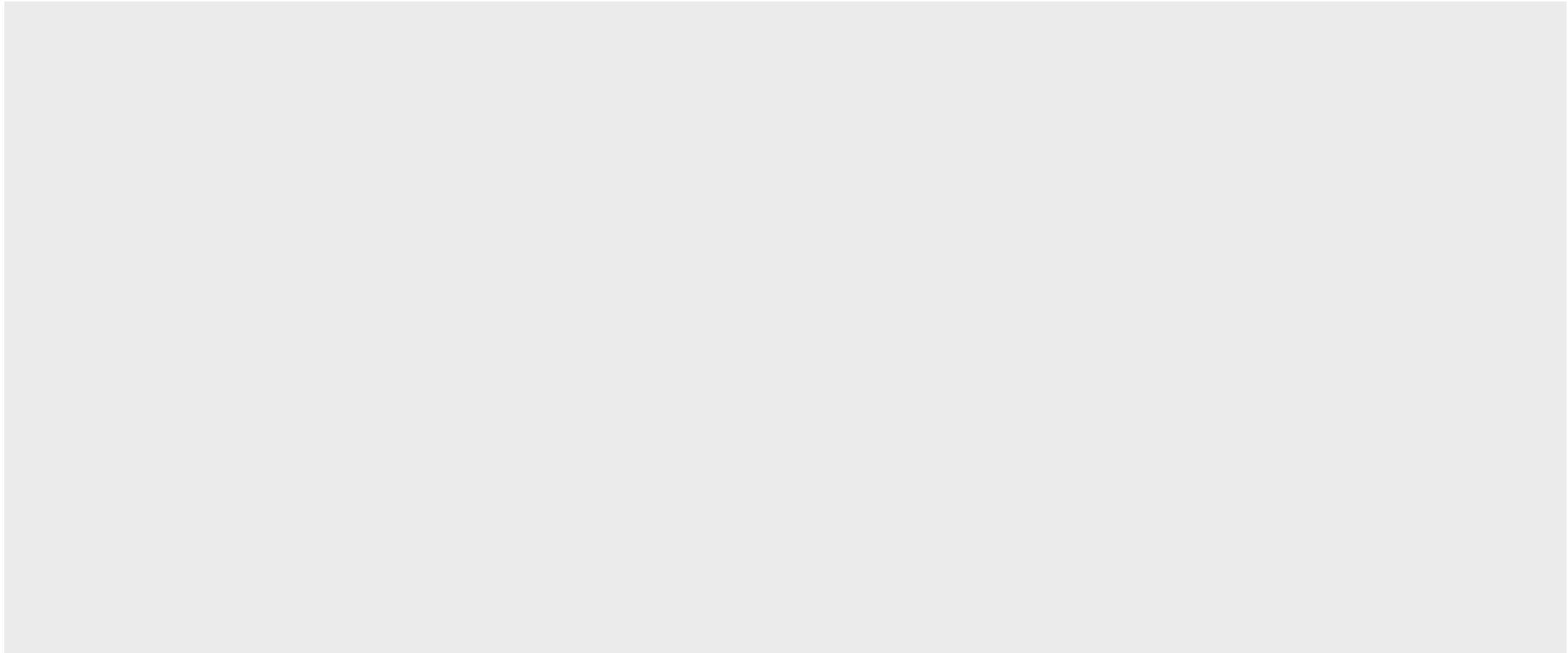
MORTGAGE ADVICE

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 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

info@davidbailes.co.uk

01207231111

GROUND FLOOR
35.0 sq.m. (377 sq.ft.) approx.

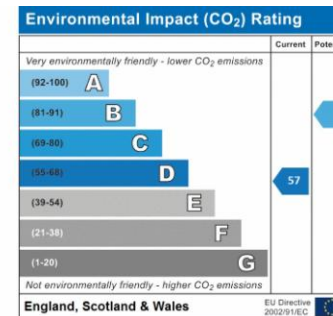
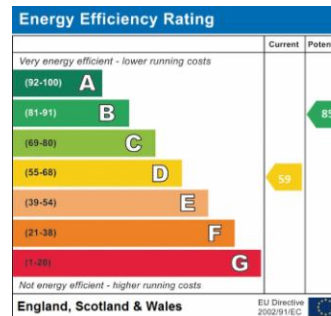


1ST FLOOR
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA - 65.0 sq.m. (699 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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