



Langley Terrace | New Kyo | Stanley | DH9 7TT

ATTENTION CASH BUYERS: Don't miss this unique chance to own a pair of two-bedroom flats, available under a single title, promising attractive rental yields. Each flat is self-contained, ensuring privacy and convenience, and comes with no onward chain, ready for immediate occupation or rental. The ground floor flat features a welcoming entrance hall, two bedrooms, a comfortable lounge, a kitchen, and a shower room with toilet. An external staircase leads to the first-floor flat, which offers a kitchen, lounge, two bedrooms, and a bathroom. Both residences share a yard to the rear, independent gas combi boilers for efficient central heating, and the peace of mind of full uPVC double glazing. Energy Performance Certificate for the ground floor is rated C (71), with the first floor rating C (69). This freehold property is in Council Tax band A.

£84,950

- Investment Opportunity: Ideal for cash buyers seeking valuable additions to their portfolio
- Two-In-One Property: A pair of self-contained two-bedroom flats under a single title.
- Offered with no onward chain
- Potential dual income



Property Description

EXCLUSIVE OPPORTUNITY FOR CASH BUYERS: Don't miss this unique chance to own a pair of two-bedroom flats, available under a single title, promising attractive rental yields. Each flat is self-contained, ensuring privacy and convenience, and comes with no onward chain, ready for immediate occupation or rental. The ground floor flat features a welcoming entrance hall, two bedrooms, a comfortable lounge, a kitchen, and a shower room with toilet. An external staircase leads to the first-floor flat, which offers a kitchen, lounge, two bedrooms, and a bathroom. Both residences share a yard to the rear, independent gas combi boilers for efficient central heating, and the peace of mind of full uPVC double glazing. Energy Performance Certificate for the ground floor is rated C (71), with the first floor rating C (69). This freehold property is in Council Tax band A. Explore these flats at your leisure with our virtual tour on YouTube.

GROUND FLOOR FLAT (NO. 13)

LOBBY

4' 6" x 3' 1" (1.38m x 0.96m) uPVC entrance door, internal door leads to bedroom one..

BEDROOM 1 (TO THE FRONT)

11' 10" x 18' 0" (3.62m x 5.50m) uPVC double glazed window, single radiator and a door leading to the lounge.

LOUNGE

12' 7" x 11' 10" (3.84m x 3.63m) uPVC double glazed window, double radiator, telephone point and doors leading to the second bedroom and kitchen.

BEDROOM 2 (TO THE REAR)

12' 5" x 5' 9" (3.80m x 1.76m) uPVC double glazed window, single radiator and coving.

KITCHEN

9' 1" x 6' 11" (2.77m x 2.12m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled

splash-backs. Space for a slot-in electric cooker, stainless steel sink with mixer tap, plumbed for a washing machine, tiled floor, uPVC double glazed window, matching exit door, double radiator and a door leads to the shower room/WC.

SHOWER ROOM/WC

3' 10" x 6' 8" (1.17m x 2.05m) Glazed enclosure with electric shower and tiled splash-backs. Pedestal wash basin, WC, wall mounted central heating gas combi boiler, tiled floor, uPVC double glazed window, double radiator and a wall extractor fan.

EXTERNAL

Modest forecourt garden to the front plus a self-contained yard to the rear which is shared with the upper flat.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (71). 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.

FIRST FLOOR FLAT (NO. 13A)

ACCESS

Accessed via an external rear staircase from the yard.

KITCHEN

13' 5" x 6' 10" (4.09m x 2.10m) uPVC double glazed entrance door, fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in electric cooker, stainless steel sink, breakfast bar, plumbed for a washing machine, wall mounted gas combi central heating boiler, tiled floor, uPVC double glazed window, inset spotlights, single radiator, loft access hatch and a door leading to the

lounge.

LOUNGE

12' 9" x 13' 7" (3.91m x 4.15m) Storage cupboard, uPVC double glazed window, telephone point, coving and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 4" x 10' 5" (3.77m x 3.19m) uPVC double glazed entrance door and a single radiator.

BEDROOM 2 (TO THE FRONT)

12' 4" x 7' 2" (3.77m x 2.20m) uPVC double glazed window, single radiator, inset spotlights and a loft hatch.

BATHROOM

12' 9" x 4' 0" (3.91m x 1.24m) A white suite featuring a panelled bath, glazed screen, electric shower and tiled splash-backs. Pedestal wash basin, WC, uPVC double glazed window and a double radiator.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators.

ENERGY EFFICIENCY

EPC rating C (69). 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.

MAKING AN OFFER

Please note that all offers will require financial verification including 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. PLEASE NOTE DUE TO THE NATURE OF THE TWO FLATS BEING ON ONE TITLE THEN THIS PROPERTY IS NOT CURRENTLY VIABLE FOR MORTGAGE PURPOSES.

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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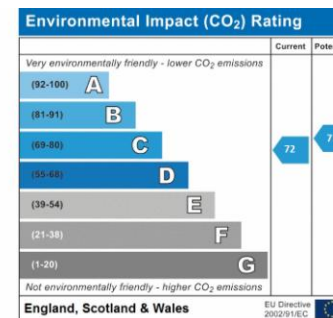
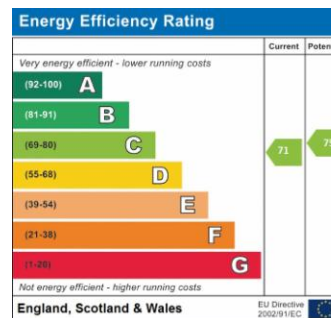
13 LANGLEY TERRACE
GROUND FLOOR FLAT
48.6 sq.m. (523 sq.ft.) approx.



13A LANGLEY TERRACE 1ST
FLOOR FLAT
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 96.6 sq.m. (1039 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

