



## Edward Street | Craghead | Stanley | DH9 6EG

A recently fully redecorated three-bedroom mid-terrace, now with new carpets installed and offered with no upper chain. This property is an ideal house for a first-time buyer or as an investment, providing a potential yield return of over 10%. The house benefits from gas combi central heating and full uPVC double glazing. The accommodation comprises an entrance porch, a lounge with a fireplace, a walk-in storage cupboard, a kitchen with an integrated oven/hob, and a ground-floor bathroom. On the first floor, there are three bedrooms. Outside, there is a lawn front garden and a self-contained rear yard with a storage shed. The EPC rating is C (74), and it falls within Council Tax Band A. The property is freehold. A virtual tour is available.

£65,000

- 3 Bedroom Mid Terrace
- Recently Redecorated With New Carpets
- Modern Kitchen With Integrated Cooking Appliances
- Ground Floor Bathroom
- Lounge With Fireplace



## Property Description

### ENTRANCE PORCH

4' 9" x 4' 1" (1.46m x 1.27m) uPVC double glazed entrance door, two uPVC double glazed windows, uPVC double glazed door to the lounge.

### LOUNGE

17' 10" x 11' 8" (5.44m x 3.56m) Feature fireplace, radiator, uPVC double glazed window, laminate flooring extending to the inner lobby, staircase to the first floor.

### INNER LOBBY

Access to the kitchen, bathroom and walk in under stair cupboard.

### KITCHEN

10' 2" x 7' 8" (3.10m x 2.34m) Fitted with a range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven and gas cooking hob, extractor canopy, inset sink and drainer with mixer tap, space for tall fridge/freezer,

plumbed under bench space for a washing machine, uPVC double glazed window, double glazed door to the rear yard.

### BATHROOM

8' 10" x 6' 11" (2.71m x 2.12m) Panel bath with electric shower over, fully tiled walls and curtain and rail, pedestal wash basin, WC, built in storage cupboard, radiator, uPVC double glazed window.

### FIRST FLOOR

Landing with a wide staircase and uPVC double glazed window.

### BEDROOM 1

13' 1" x 7' 8" (4.00m x 2.36m) uPVC double glazed window, radiator.

### BEDROOM 2

16' 4" Max x 9' 10" Max (5.00m x 3.00m) uPVC double glazed window, radiator, built in cupboard housing the gas combi

central heating boiler.

### BEDROOM 3

7' 10" x 7' 9" (2.39m x 2.38m) uPVC double glazed window, radiator.

### EXTERNAL

To front - lawn garden with flagged paved pathway, enclosed by fencing either side and a brick wall to the front with wrought iron access gate. To rear - self contained yard with wooden access gate and timber storage shed.

### PARKING

There are double yellow lines to the front of the house, so only on street parking available to the rear lane and side streets.

### HEATING

Gas fired central heating via combination boiler and radiators.



#### GLAZING

uPVC double glazing installed.

#### COUNCIL TAX

The property is in Council Taxband A.

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating C (74). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

#### SELECTIVE LICENCE

Landlords please note that this property does not fall within the Local Authority Selective Licensing zone.

#### 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.

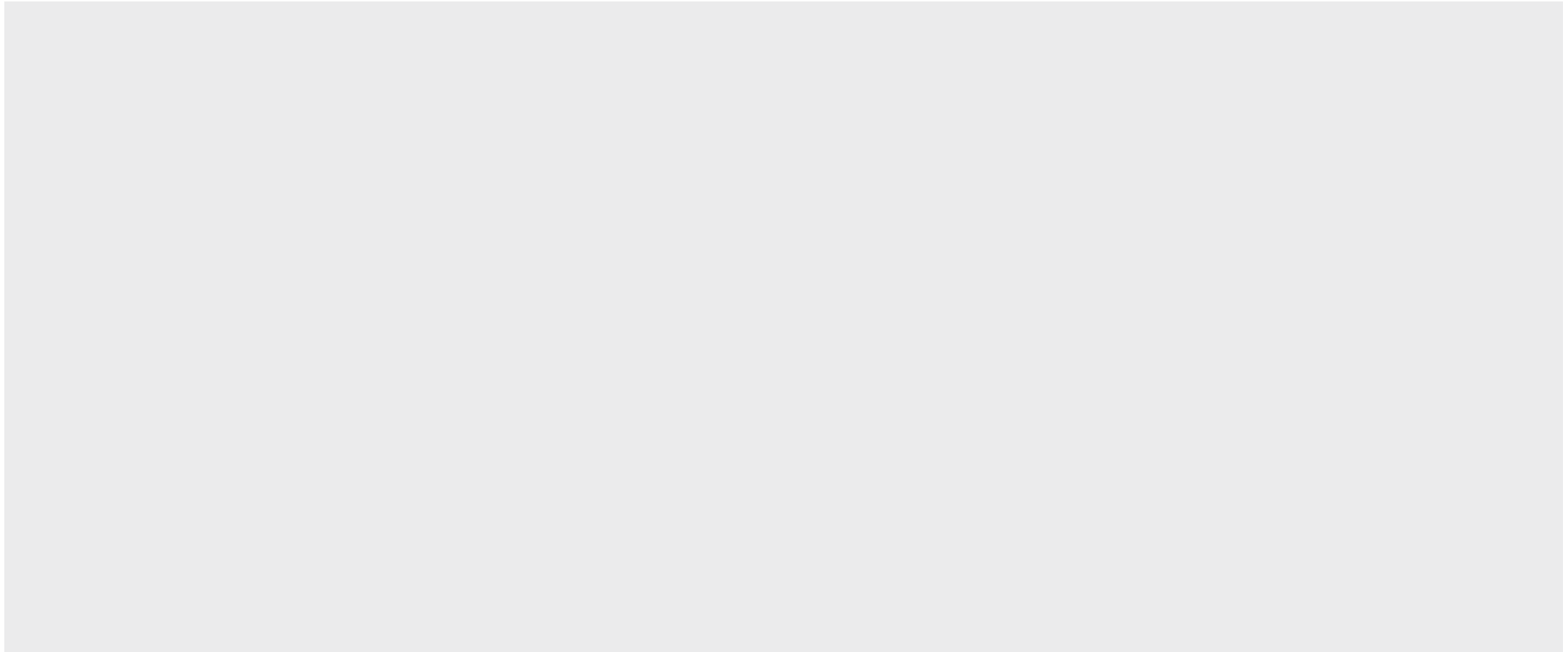
#### MORTGAGE ADVICE

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

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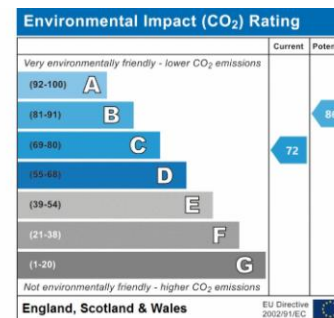
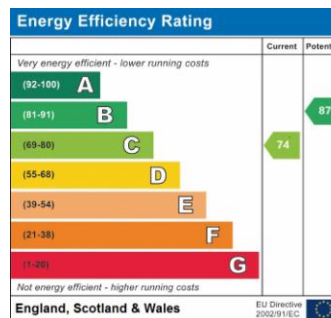
GROUND FLOOR  
42.7 sq.m. (460 sq.ft.) approx.



1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



TOTAL FLOOR AREA: 76.8 sq.m. (827 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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