



## 20 Simpson Street | Stanley | Co. Durham | DH9 0PF

A recently updated stone built two bedroom mid-terraced house offering a lovely cosy home for a first time buyer, or as an investment property offering a 9% + yield return. Warmed by gas combi central heating and full uPVC double glazing. Benefitting from new carpets, a gravel front garden and enclosed rear yard with on-street parking only. Briefly comprising a lounge with feature fireplace, kitchen/diner, two bedrooms and spacious bathroom. EPC rating D (62), Council Tax band A, freehold. Virtual tour available on portals and YouTube channel.

**£69,950**

- 2 Bedroom mid-terraced house.
- Recently updated.
- Kitchen/diner with integrated oven and hob.
- Lounge with fireplace.
- New carpets.



## Property Description

A recently updated stone built two bedroom mid-terraced house offering a lovely cosy home for a first time buyer, or as an investment property offering a 9% + yield return. Warmed by gas combi central heating and full uPVC double glazing. Benefitting from new carpets, a gravel front garden and enclosed rear yard with on-street parking only. Briefly comprising a lounge with feature fireplace, kitchen/diner, two bedrooms and spacious bathroom. EPC rating D (62), Council Tax band A, freehold.

### LOUNGE

15' 1" x 13' 5" (4.62m x 4.09m) uPVC double glazed door from the front garden, feature fireplace with inset disconnected gas fire, double radiator, open plan staircase to the first floor landing, laminate flooring. uPVC double glazed window and a door leading to the kitchen/diner.

### KITCHEN/DINER

15' 1" x 8' 0" (4.62m x 2.46m) Fitted with a range of wall and

base units, complimentary work surfaces, tiled splash-backs, integrated oven and cooking hob with extractor canopy, sink and drainer with mixer tap, space for a washing machine, concealed gas combi central heating boiler within the corner cupboard, tiled flooring, double radiator, two uPVC double glazed windows and matching door to the rear yard.

### FIRST FLOOR

Landing, loft access. Doors lead to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

15' 1" Max x 10' 3" Max (4.62m x 3.13m) uPVC double glazed window and a double radiator.

### BEDROOM 2 (TO THE REAR)

11' 5" Max x 8' 6" Max (3.48m x 2.60m) An L-shaped room with uPVC double glazed window and a double radiator.

### BATHROOM

9' 7" x 4' 10" (2.94m x 1.48m) Panelled bath with thermostatic shower over, shower screen, tiled splash backs, WC, pedestal wash basin, tiled flooring, uPVC double glazed window, PVC panelled ceiling and a double radiator.

### EXTERNAL

To the front - small low maintenance gravelled garden with gate given access to a public pathway. To the rear - yard enclosed by fencing with access gate.

### PARKING

Please note this is a one way street with a dead end at the top with no turning point, so reverse driving is required if parking on the street outside the house.

### TENURE

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

#### COUNCIL TAX

The property is in Council Tax band A.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

#### 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](http://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.

#### 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.

#### 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.

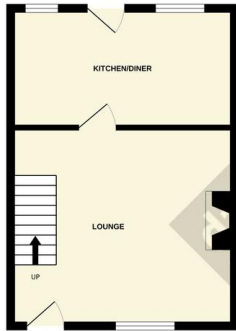
#### AGENT NOTE

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.





GROUND FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



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



TOTAL FLOOR AREA: 59.6 sq.m. (641 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other areas 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 for sale.

## Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

62

POTENTIAL

84

## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

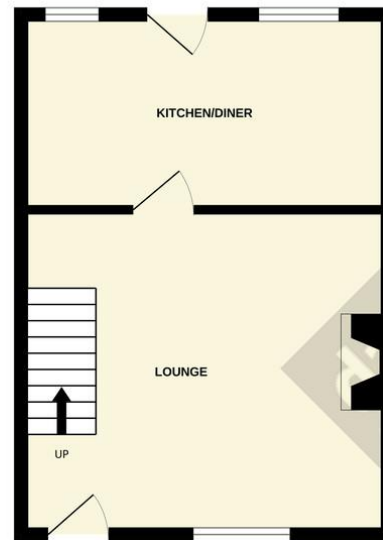
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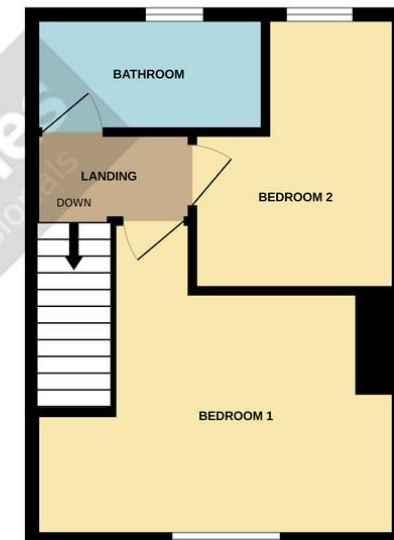
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

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