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property professionals

Mitchell Street,
South Moor, Stanley, DH9 7BE

- 3 Bedroom Mid Terrace
- Requires Full Refurbishment
- Ideal Investment Property
- Potential To Convert Into 4 Bedrooms

£39,950

EPC Rating D





Property Description

***** ATTENTION OF PROPERTY DEVELOPERS AND DIY ENTHUSIAST ***** A deceptively spacious 3/4 bedroom mid terrace house requiring a full refurbishment. Currently a 3 bedroom house, but could be reconfigured into a 4 bedrooms to increase the rental income to approximately £700 PCM, Offering an ideal investment opportunity. The accommodation comprises a lounge, kitchen/diner, utility room. First floor landing, three bedrooms and a bathroom, rear yard. Council Tax band A, Freehold, EPC rating D. Virtual tour available.

LOUNGE

18' 8" x 12' 9" (5.70m x 3.89m) The hallway wall has been removed to make an open plan lounge with feature fireplace, the gas inlay pipe has been capped and meter removed, (a new meter installation would need to be arranged with a supply), uPVC double glazed window.



KITCHEN/DINER

15' 1" x 13' 10" (4.60m x 4.22m) A feature Inglenook fireplace, wooden glazed window.

UTILITY ROOM

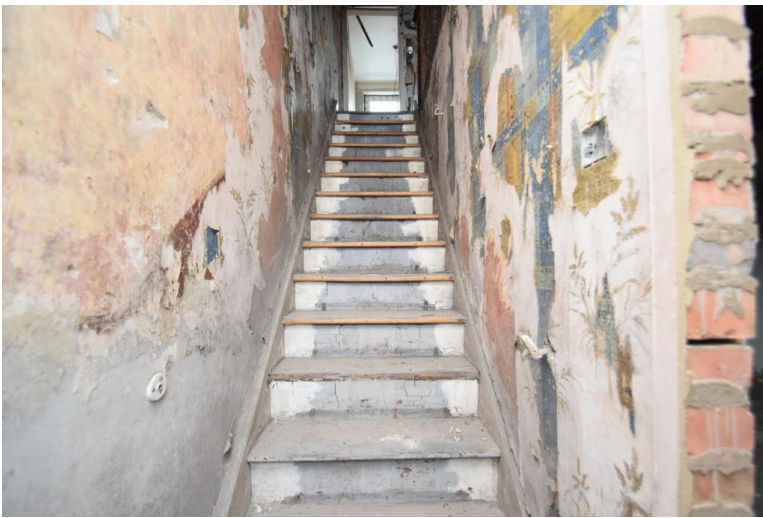
606' 11" x 4' 11" (185m x 1.52m) An off shot room with the kitchen, uPVC double glazed window and door to the rear yard.

INNER LOBBY

uPVC double glazed window, staircase to the first floor.

FIRST FLOOR

Landing.



BEDROOM 1

18' 8" x 13' 1" Max (5.70m x 4.00m) A feature cast iron stove within a Inglenook fireplace, a stud wall has been removed to the current bathroom position with another uPVC double glazed window.

BEDROOM 2

13' 7" x 11' 5" (4.15m x 3.50m) Feature fireplace with uPVC double glazed window.

BEDROOM 3

10' 0" x 6' 10" (3.07m x 2.10m) uPVC double glazed window.



BATHROOM

Open plan to the main bedroom as stud wall removed, plumbed in WC, bath and wash basin.

EXTERNAL

To front - public footpath with on street parking. To rear - Open yard.

TENURE

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

HEATING

Gas combination boiler installed to the first floor bedroom but flue has been disconnected.

GLAZING

Mainly uPVC double glazing installed.

COUNCIL TAX

The property is in Council Tax band A.

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.

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 for further information.



EPC

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

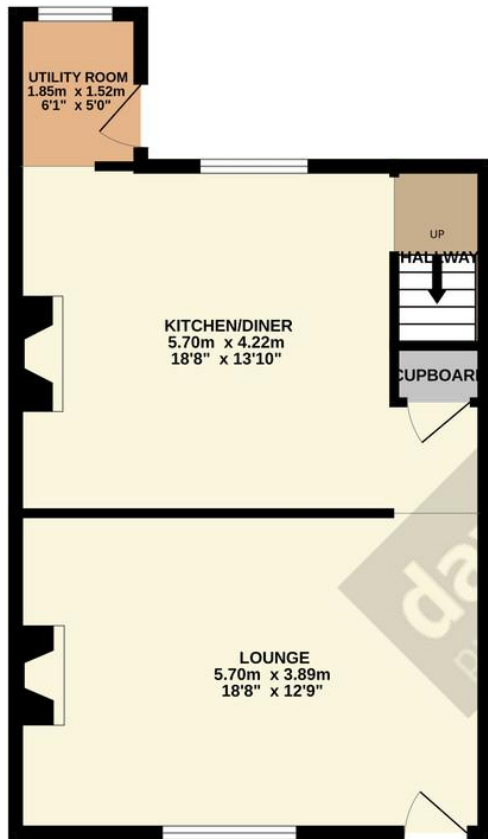
AGENTS NOTES

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.

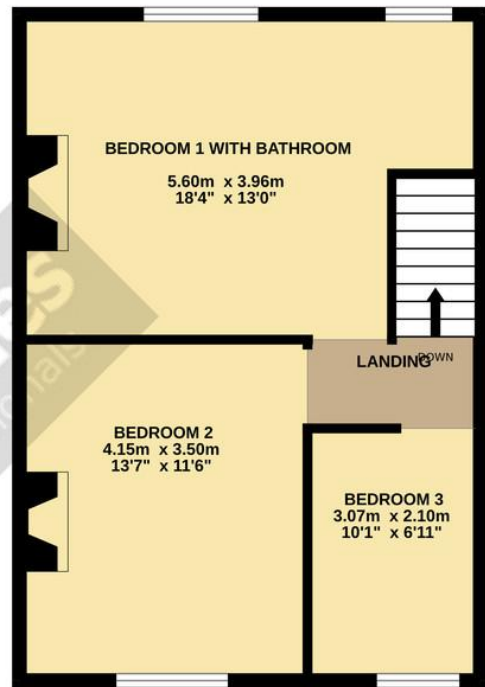




GROUND FLOOR
47.7 sq.m. (514 sq.ft.) approx.



1ST FLOOR
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 91.8 sq.m. (988 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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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