



2 Coates Close | Stanley | Co. Durham | DH9 6XA

*** ATTENTION OF LANLORDS ONLY - CURRENT TENANTS PAYING £7,740 PA IN A FIXED TENANCY UNTIL JUNE 2025, OFFERING A YIELD OF 9.6 % RETURN *** This 3 bedroom terraced house is an ideal investment property and has been updated with a new fitted kitchen. The accommodation comprises an entrance hallway, lounge, kitchen/diner, rear lobby and a ground floor WC. To the first floor there is a landing, three bedrooms (two double) and a bathroom. Gardens to the front and rear with public parking spaces within the cul-de-sac. Gas combi central heating and full uPVC double glazing. EPC rating D (66). Virtual tour available.

Fixed Price £80,000

- Yield Return Of 9.6%
- 3 Bedroom Mid Terrace
- Tenants On A Fixed Term Until June 2025
- Virtual Tour Available
- New Fitted Kitchen



Property Description

HALLWAY

uPVC double glazed entrance door with matching side window, radiator, stairs to the first floor and a door leading to the lounge.

LOUNGE

18' 4" x 14' 3" (5.60m x 4.35m) Feature painted wood fire surround with marble inlay and hearth, inset electric fire, uPVC double glazed window, radiators, door leading to the kitchen/diner.

KITCHEN/DINER

7' 6" x 14' 2" (2.31m x 4.33m) A new fitted range of wall and base units and worktops. integrated cooker and hob, stainless steel sink with mixer tap, plumbed for a washing machine, uPVC double glazed window, wall mounted gas combi central heating boiler, radiator, large under-stair storage cupboard and a door leading to the rear lobby.

REAR LOBBY

5' 7" x 3' 3" (1.72m x 1.00m) uPVC double glazed rear exit door, matching window and a door leading to the WC.

GROUND FLOOR WC

8' 4" x 2' 5" (2.55m x 0.76m) WC, wash basin, uPVC double glazed window and a radiator.

FIRST FLOOR

Landing, loft access hatch, airing cupboard, doors lead to the bedrooms and bathroom.

BEDROOM 1

12' 6" x 10' 11" (3.83m x 3.34m) uPVC double glazed window and radiator.

BEDROOM 2

10' 8" x 10' 5" (3.26m x 3.19m) Built-in storage cupboard with hanging rail and shelf. uPVC double glazed window and radiator.

BEDROOM 3

7' 7" x 7' 11" (2.32m x 2.42m) uPVC double glazed window, radiator.

BATHROOM

6' 9" x 6' 11" (2.08m x 2.11m) A white suite featuring a panel bath with mains-fed shower over plus an additional shower fitment. Pedestal wash basin, WC, tiled splash-backs, radiator and a uPVC double glazed window.

EXTERNAL

To the front - Lawn enclosed by timber fence with access gate.
To the rear - Lawn garden, paved patio, cold water supply tap enclosed by timber fence and gate.

PARKING

On street public parking bays available to the rear of the property.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). 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.

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.

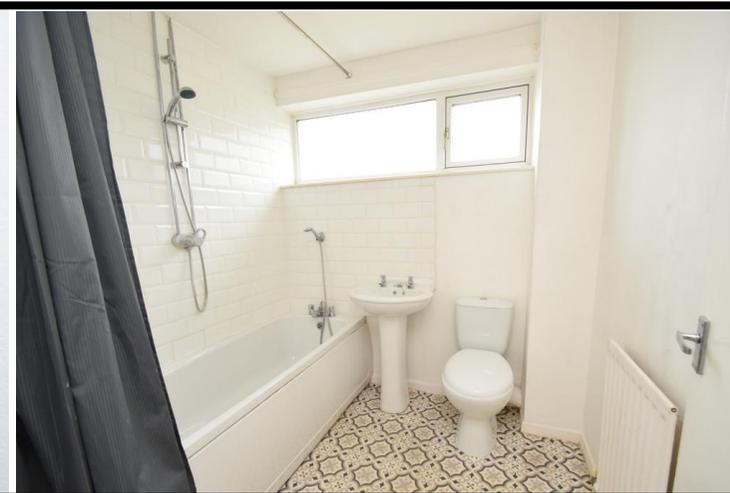
MORTGAGE ADVICE

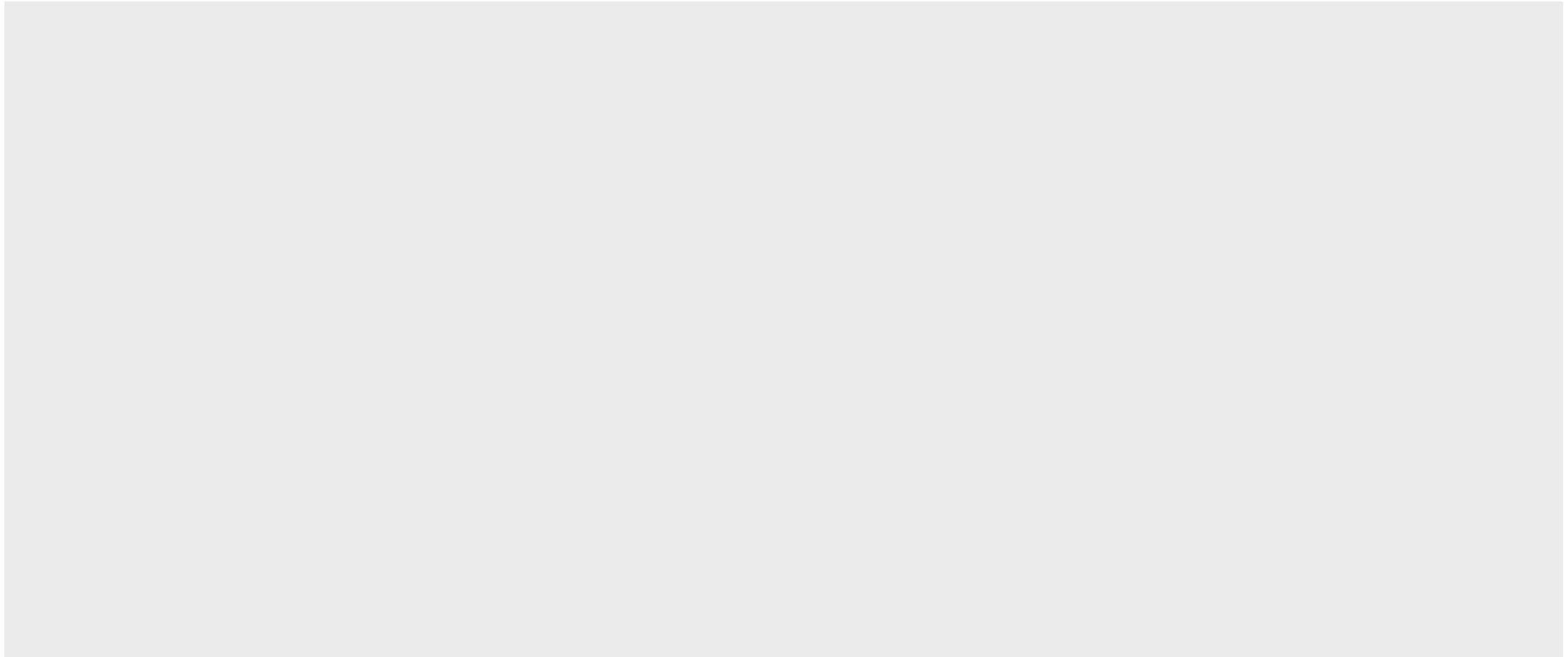
We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

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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Anthony Street

Stanley

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GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.

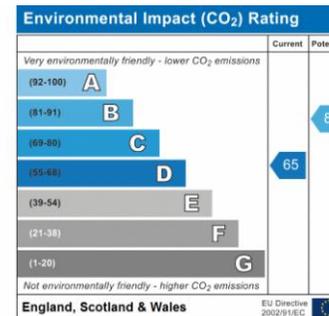
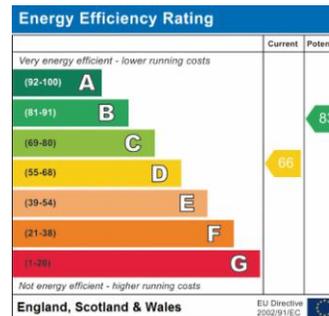


1ST FLOOR
41.6 sq.m. (448 sq.ft.) approx.



TOTAL FLOOR AREA: 84.7 sq.m. (912 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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