

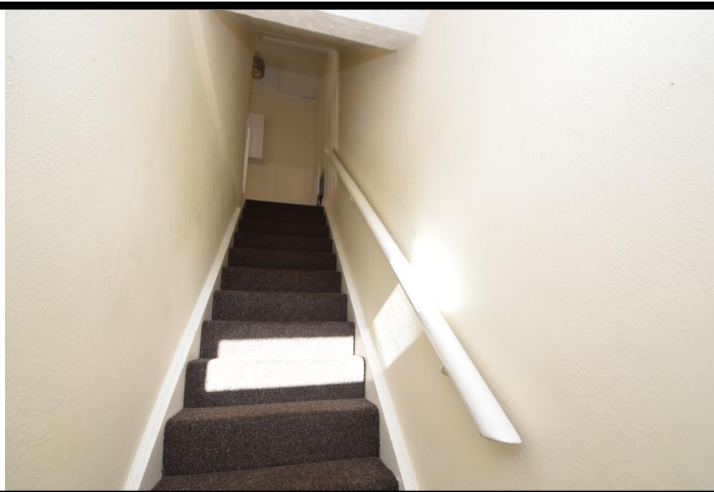


21 & 21a Mitchell Street | South Moor | Stanley | DH9 7BE

An ideal investment opportunity — this pair of self-contained one-bedroom flats are available on a single freehold title and would suit cash purchasers only. The ground floor flat is currently tenanted at £300 PCM, while the first-floor flat is vacant, offering immediate potential for dual income or owner occupation. The ground floor flat includes a hallway, lounge, bedroom, shower room/WC, and two kitchen areas. The first-floor flat has its own private entrance, leading to a landing, lounge, kitchen/diner, utility room, bedroom, and shower room/WC. Both flats benefit from gas combi central heating, uPVC double glazing, and share a rear yard. Each property falls within Council Tax Band A and the property is freehold. EPC ratings Flat 21 C (72), Flat 21a (E (54)). The properties fall within a Selective Licence Zone.

£53,000

- Pair of 1-bedroom self-contained flats on one freehold title
- Ground floor flat tenanted at £300 PCM
- First-floor flat vacant – ready to let or occupy
- Suitable for cash buyers only
- Separate gas combi boilers for each flat



Property Description

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The ground floor flat includes a hallway, lounge, bedroom, shower room/WC, and two kitchen areas. The first-floor flat has its own private entrance, leading to a landing, lounge, kitchen/diner, utility room, bedroom, and shower room/WC.

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This property presents a great buy-to-let opportunity within

easy reach of local shops, transport links, and amenities in South Moor and Stanley.

FLAT 21

HALLWAY & KITCHEN AREA

uPVC double glazed entrance door with matching window over, kitchen area with base units and laminate worktops, single radiator, storage cupboard and door leading to the lounge and shower room/WC.

SHOWER ROOM/WC

6' 6" x 4' 9" (2.00m x 1.46m) Glazed cubicle with electric shower and tiled splash-backs. Pedestal wash basin, WC, extractor and a double radiator.

LOUNGE

13' 6" x 13' 2" (4.12m x 4.03m) Laminate flooring, double radiator, storage cupboard, uPVC double glazed window, double radiator and doors leading to the bedroom and rear

kitchen/utility.

BEDROOM (TO THE FRONT)

13' 3" x 8' 8" (4.04m x 2.65m) uPVC double glazed window and a double radiator.

KITCHEN/UTILITY

6' 7" x 4' 8" (2.03m x 1.44m) Laminate worktop, tiled splash-back, stainless steel sink, wall mounted gas combi central heating boiler, plumbed for a washing machine, uPVC double glazed window and a double glazed exit door to the yard.

FLAT 21A

HALL AND STAIRS

Double glazed entrance door, stairs lead to the main accommodation,

LANDING

7' 0" x 7' 5" (2.15m x 2.28m) Single radiator, hard-wired smoke

alarm, loft access hatch and doors leading to the bedroom, lounge, kitchen/diner and shower room/WC.

LOUNGE

13' 9" x 9' 7" (4.20m x 2.93m) uPVC double glazed window and a single radiator.

BEDROOM (TO THE FRONT)

10' 0" x 7' 1" (3.05m x 2.18m) uPVC double glazed window and a single radiator.

KITCHEN/DINER

13' 9" x 10' 9" (4.20m x 3.29m) A white kitchen fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, halogen hob with extractor canopy over, stainless steel sink with mixer tap, single radiator, uPVC double glazed window, telephone point and a doorway to the utility room.

UTILITY ROOM

6' 6" x 4' 8" (2.00m x 1.44m) Base unit with laminate worktop and tiled splash-back, plumbed for a washing machine, wall mounted gas combi central heating boiler, single radiator and a uPVC double glazed window.

EXTERNAL

Yard to the rear shared between the two flats.

HEATING

Both flats have separate gas fired central heating systems via combination boilers and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

Flat 21 EPC rating C (72). Flat 21a EPC rating E (54). Please note that flat 21a has had a gas combi central heating boiler installed since the production of the EPC. Please speak to a

member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

Both flats are 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.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.





BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	12 mbps
Super-fast	80 mbps
Ultra-fast	10000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 (80%), Vodafone (71%), EE (68%), Three (62%).

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.

PARKING

On-street parking available.

VIEWINGS

To arrange a viewing please contact the office.

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

You may find it difficult to gain finance to purchase as lenders tend not to loan on properties where there are two flats on one title.

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

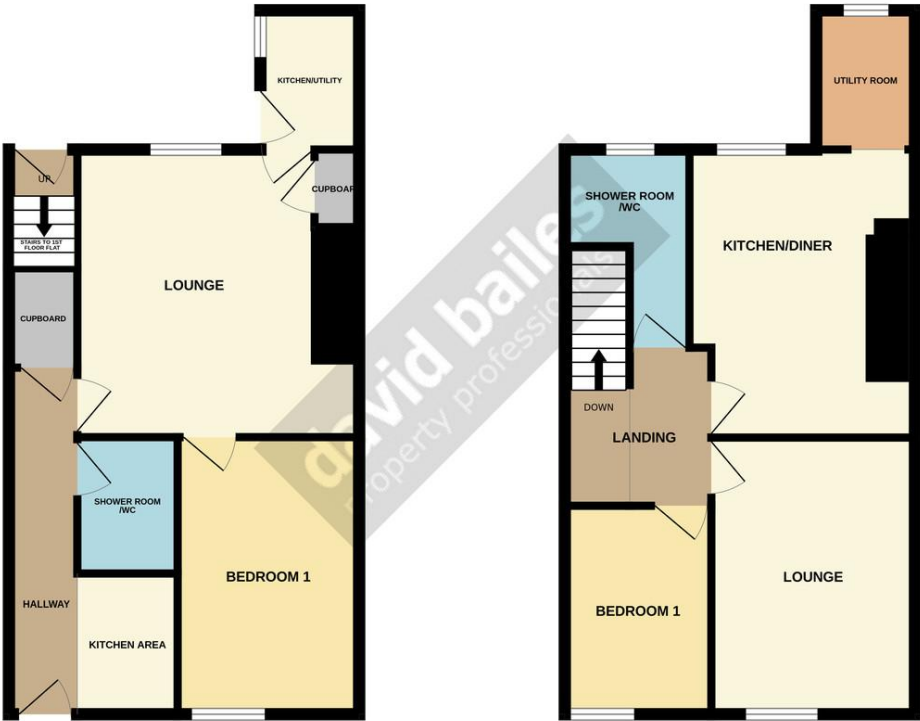
Contact Details

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21 MITCHELL STREET
43.7 sq.m. (470 sq.ft.) approx.

21A MITCHELL STREET
43.5 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

