



Windsor Terrace | New Kyo | Stanley | DH9 7JN

A stone built two bedroom mid terraced house requiring significant upgrading making this ideal of an investor or DIY enthusiast looking for a project. The accommodation comprises a hallway, lounge, kitchen, first floor landing, two bedrooms and a bathroom. Yard to rear with outbuildings. Benefits from a gas central heating condensing combi boiler and uPVC double glazing. No chain, EPC rating D (59).

£20,000

- Stone built mid terraced house
- 2 bedrooms
- No chain
- Requiring significant refurbishment
- Gas combi central heating



Property Description

HALLWAY

uPVC double glazed entrance door, stairs to the first floor and a door leading to the lounge.

LOUNGE

14' 7" x 18' 4" (maximum) (4.46m x 5.61m) Tiled fire surround and hearth with open fire. uPVC double glazed window, central heating double panelled radiator and a door leading to the kitchen.

KITCHEN

8' 11" x 18' 4" (2.74m x 5.61m) Fitted with base units and worktop, stainless steel sink, gas and electric points for a cooker, tiled fire surround and hearth with open fire, uPVC double glazed window, additional single glazed timber framed window, central heating double panelled radiator and a uPVC double glazed rear exit door.

FIRST FLOOR

LANDING

Loft access hatch, doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 0" x 14' 11" (3.66m x 4.55m) Tiled fire surround, hearth and open fire, uPVC double glazed window, recess with shelf and additional uPVC double glazed window. Central heating double panelled radiator.

BEDROOM 2 (TO THE REAR)

11' 7" x 11' 10" (3.55m x 3.62m) Tiled fire surround and hearth, open fire. uPVC double glazed window and a central heating single panelled radiator.

BATHROOM

8' 5" x 6' 3" (2.58m x 1.92m) Panelled bath with electric shower over, curtain and rail. Pedestal wash basin, low level WC, airing cupboard incorporating the gas combi central heating

boiler, frosted single glazed window on to bedroom two provides a degree of natural light. Central heating single panelled radiator.

EXTERNAL

TO THE REAR

A self-contained yard with a range of brick built outbuildings.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

All windows and doors are uPVC double glazed apart from one single glazed timber framed unit in the kitchen.

ENERGY EFFICIENCY

EPC rating D (59). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

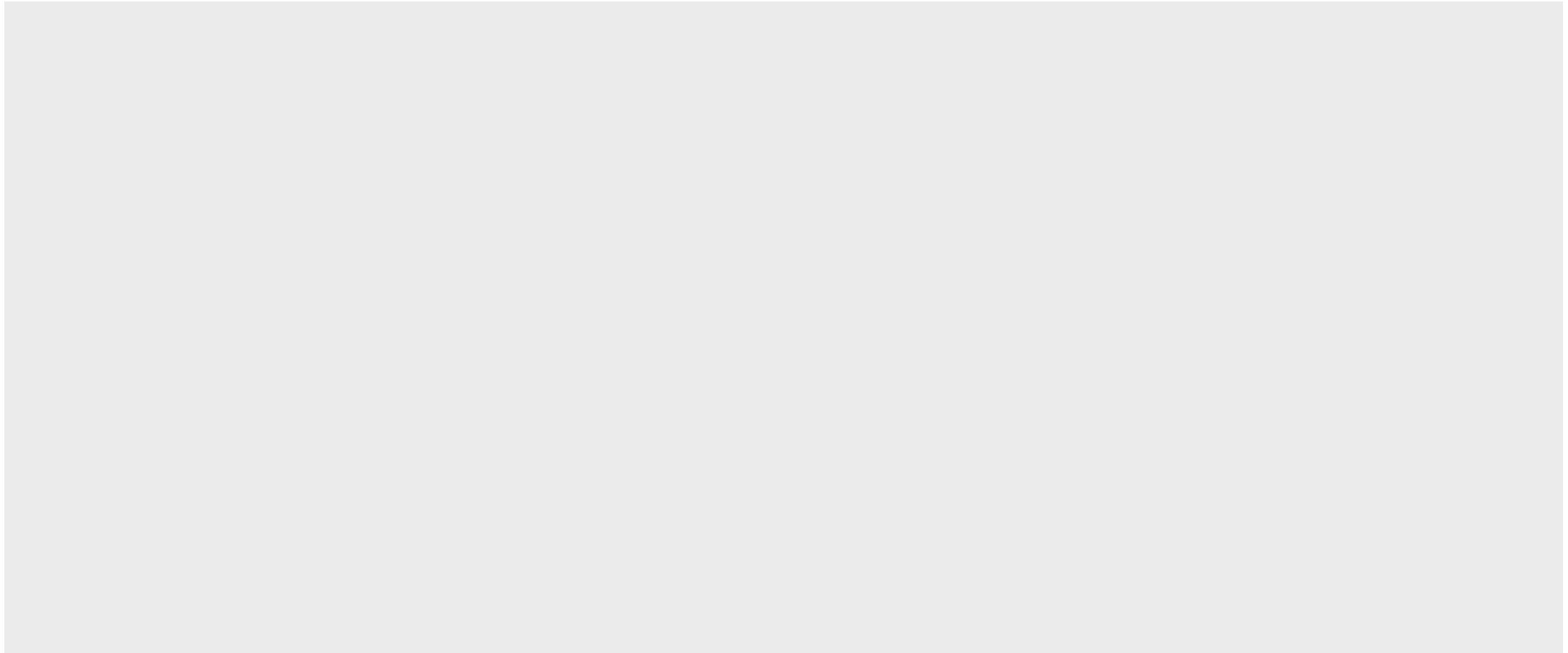
MAKING AN OFFER

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.

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 Vendor 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

Anthony House

Anthony Street

Stanley

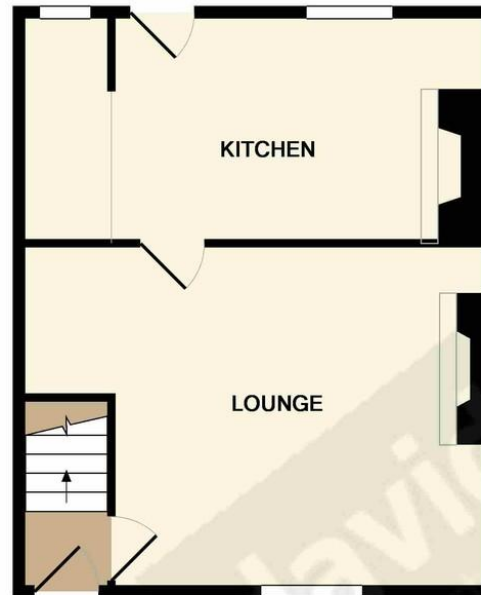
County Durham

DH9 8AF

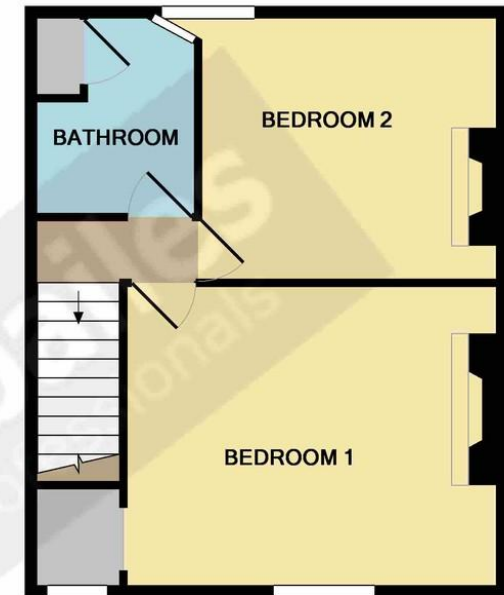
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GROUND FLOOR
APPROX. FLOOR
AREA 38.5 SQ.M.
(415 SQ.FT.)

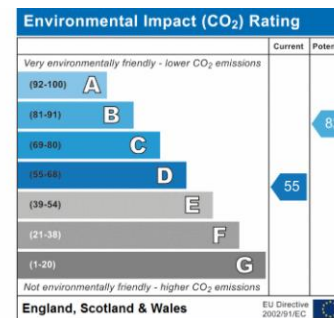
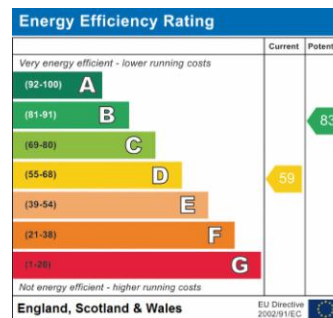


1ST FLOOR
APPROX. FLOOR
AREA 38.5 SQ.M.
(415 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.1 SQ.M. (830 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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