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**Old Blackett Street,
Catchgate, Stanley, DH9 8LP**

- Detached maisonette (upper flat)
- 1 bedroom
- Willing tenant prepared to pay £341 PCM
- Potential yield of at least 13%

Offers Over £30,000
EPC Rating D (63)





Property Description

ATTENTION LANDLORDS. Here we have a stone built upper one bedroom maisonette within the centre of Catchgate. Available with a long-term tenant willing to pay £341 per month. The accommodation comprises a private entrance lobby and stairs leading to the main accommodation, lounge/kitchen, bathroom, stairs to the loft bedroom. Small forecourt garden to the front, public parking adjacent. Gas combi central heating and full uPVC double glazing, EPC rating D (63). VIRTUAL TOUR AVAILABLE ON OUR YOUTUBE CHANNEL AND PROPERTY PORTALS.

ENTRANCE HALLWAY

uPVC double glazed entrance door to private hallway, stairs lead to the main accommodation.

FIRST FLOOR

LANDING

Door leads to the lounge/kitchen.



LOUNGE/KITCHEN

15' 10" x 16' 9" (4.83m x 5.12 m) A room has a lounge plus a kitchen area with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated electric oven/grill, four ring gas hob with illuminated extractor canopy over, slot in fridge/freezer, two central heating double radiators. The lounge area also has a wall mounted gas combi central heating boiler, two uPVC double glazed windows, a staircase to the first floor and a door leading to the bathroom.

BATHROOM

6' 5" x 10' 10" (1.98m x 3.31m) A white suite featuring a panelled bath with shower fitment and glazed screen. Pedestal wash basin, tiled splash-backs, WC, uPVC double glazed window, central heating double radiator, extractor fan, and a storage cupboard with plumbing for a washing machine.

SECOND FLOOR

LANDING

Storage cupboard and a door leading to the bedroom.

BEDROOM

15' 10" x 13' 9" (4.85m x 4.20m) Located with the loft space with uPVC double glazed window, central heating double radiators and laminate flooring.

EXTERNAL

To the front there is a small forecourt garden.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (63). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

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. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

NEED A MORTGAGE ?

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.

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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