



2 bed terraced house to buy in

Mulberry Terrace, Stanley, Durham, DH9 7JH

£40,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Rental Potential of £600 -
- ✓ Two-bedroom mid-terrace
- ✓ Two reception rooms
- ✓ Enclosed low-maintenance rear courtyard
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

Pattinson Estate Agents are pleased to offer for sale VIA AUCTION this two-bedroom mid-terrace property situated on Mulberry Terrace, New Kyo. The property offers well-proportioned accommodation throughout and would be suitable for investors or first time buyers. Benefiting from gas central heating, double glazing and an enclosed rear courtyard, the property is conveniently located for local amenities and transport links.

The internal accommodation briefly comprises: entrance hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, there is an enclosed, low-maintenance courtyard to the rear with gated access to the rear lane.

New Kyo is situated close to Stanley town centre where a range of shops, supermarkets, schools and leisure facilities can be found. The property also offers good road links to Durham, Chester-le-Street, Consett and Newcastle.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £40,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Accessed via a part-glazed composite entrance door. Carpet flooring and stairs leading to the first floor.

Lounge

3.50m x 3.28m (11'5" x 10'9")

Double glazed window to the front elevation. Laminate flooring, feature fireplace surround and archway leading to the dining room.



Dining Room

4.57m x 3.47m (14'11" x 11'4")

Double glazed window to the rear elevation. Laminate flooring and feature fireplace surround.



Kitchen

3.10m x 2.47m (10'2" x 8'1")

Double glazed window to the side elevation and UPVC door leading to the rear courtyard. Fitted with a range of wall and base units with roll-top work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with tiled splashbacks. Plumbing for a washing machine, space for a fridge freezer and space for an electric cooker. Vinyl flooring, extractor fan and gas central heating radiator.



First Floor Landing

Carpet flooring and loft access.

Bedroom One

3.68m x 3.11m (12'0" x 10'2")

Double glazed window to the front elevation. Built-in storage cupboard, fitted wardrobe, gas central heating radiator and carpet flooring.



Bedroom Two

3.16m x 2.50m (10'4" x 8'2")

Double glazed window to the rear elevation. Built-in wardrobe, gas central heating radiator and laminate flooring.



Family Bathroom

2.04m x 1.90m (6'8" x 6'2")

Double glazed window to the rear elevation. Fitted with a white suite comprising low-level WC, vanity wash hand basin and shower cubicle with electric shower. Clad walls, vinyl flooring, chrome heated towel rail, gas central heating radiator and built-in cupboard housing the combination boiler.



Externally

To the rear:

Enclosed, low-maintenance walled courtyard with gated access to the rear lane and external water supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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