



### 3 bed terraced house to buy in

South View, Annfield Plain, Stanley,  
Durham, DH9 7UD

**£35,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ For sale BY AUCTION
- ✓ Tenanted Investment - £145 Per
- ✓ 3 Bedrooms
- ✓ Mid Terrace
- ✓ 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

## Arrange a viewing

Mike Aitchison-Hughes  
Branch Manager  
Stanley

01207 236333  
stanley@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents Stanley are delighted to welcome to the market this Tenanted three bedroom mid terrace property located on South View, Annfield Plain, Stanley, DH9 7UD. Offered for sale via auction with a long-standing sitting tenant in place, the property provides spacious accommodation suited to investment buyers. The current tenants have occupied the property for a number of years and currently pay £145 per week in rent. Requiring some further improvements, the property benefits from gas central heating, full double glazing and off street parking to the rear.

The accommodation briefly comprises; entrance hallway, lounge with double doors leading to the dining room, fitted kitchen, rear lobby and ground floor bathroom. To the first floor are three good sized bedrooms and landing with storage cupboard and loft access. Externally there is an enclosed rear yard with wrought iron gates providing access to a covered car port area.

The property is situated within Annfield Plain, offering access to local shops, schools and public transport links, with nearby road connections providing routes to Stanley, Consett and surrounding areas.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £35,000

Property Type: Terraced House

Parking: Driveway

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)

Mobile signal coverage: Good

## Entrance Hallway

Double glazed entrance door, central heating radiator and staircase leading to the first floor.

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## Lounge

4.22m x 3.53m (13'10" x 11'6")

Double glazed window, central heating radiator and gas fire set within a wooden surround with tiled inset and hearth. Double doors leading through to the dining room.



## Dining Room

3.99m x 3.86m (13'1" x 12'7")

Double glazed window, radiator and gas fire with surround.



## Kitchen

3.66m x 1.60m (12'0" x 5'2")

Fitted wall and base units, single drainer sink unit, plumbing for washing machine and double glazed rear door.



## Rear Lobby

2.21m x 1.37m (7'3" x 4'5")

Wash hand basin and double glazed window.

## Bathroom

1.80m x 1.37m (5'10" x 4'5")

Suite comprising bath and WC, radiator and double glazed window.



## First Floor Landing

Storage cupboard and access to loft space.

## Bedroom One

*3.68m x 3.40m (12'0" x 11'1")*

Built in cupboards, double glazed window and central heating radiator.

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## Bedroom Two

*3.68m x 3.30m (12'0" x 10'9")*

Double glazed window and central heating radiator.

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## Bedroom Three

*3.63m x 1.88m (11'10" x 6'2")*

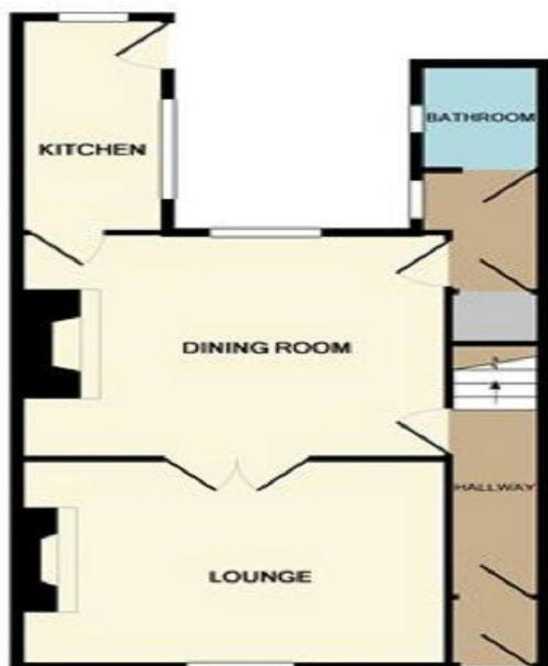
*3.63m x 1.88m (11'11" x 6'2")*

Double glazed window and central heating radiator.

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## External

To the rear is an enclosed yard with wrought iron gates leading to a covered car port providing off street parking.



TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

South View, Annfield Plain, Stanley, Durham, DH9 7UD

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

**83 Front Street, Stanley, Durham, DH9 0TB, Tel: 01207 236333, stanley@pattinson.co.uk, www.pattinson.co.uk**

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