



## 2 bed terraced house to buy in

Roseberry Street, Beamish, Stanley,  
Durham, DH9 0QR

# £70,000

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two bedroom mid terrace
- ✓ Kitchen/dining room and utility
- ✓ Investment opportunity with tenant in place paying £6300 per
- ✓ Gas Central Heating & Double
- ✓ 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

Fantastic investment opportunity to purchase this spacious two bedroom mid terrace property located in Stanley. This property is being sold with the current tenant in place and paying £6300 per annum. The property offers good size living accommodation with its spacious lounge, good size kitchen/diner and utility room. Located close to local shops, schools and with excellent bus and road links into Stanley and Durham.

The floorplan comprises Entrance hall, lounge, kitchen/diner and utility room. To the first floor two double bedrooms and bathroom. Further benefits include gas central heating, double glazing and enclosed rear yard.

Council Tax Band: A

Tenure: Freehold

Price: £70,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

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

Mobile signal coverage: Good

## Entrance Hall

Double glazed front door, double glazed front aspect window, stairs to the first floor, doorway into the lounge.

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## Lounge

4.10m x 3.70m (13'5" x 12'1")

Double glazed front aspect window, double radiator, laminate flooring.



## Kitchen/Diner

4.50m x 2.70m (14'9" x 8'10")

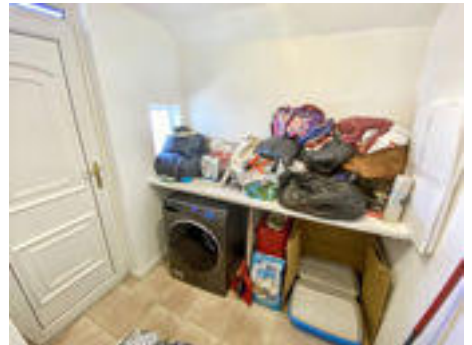
Fitted wall and base units incorporating counter work tops with a single drainer sink unit, built in electric oven with gas hob and extractor hood over. space for a dish washer, partly tiled walls, built in cupboard, double glazed rear aspect window.



## Utility Room

2.00m x 1.70m (6'6" x 5'6")

Work tops, space for a washing machine, double glazed rear aspect window and door.



## First floor landing

Access to roof space

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## Bedroom One

4.10m x 4.00m (13'5" x 13'1")

Double glazed front aspect window, double radiator, built in cupboard.



## Bedroom Two

2.80m x 2.40m (9'2" x 7'10")

Double glazed rear aspect window, single radiator.

## Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level w.c. heated towel rail, down lighting, tiled floor, extractor fan, double glazed rear aspect window.




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## Rear yard

Mainly paved with walled boundaries and gate access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Roseberry Street, Beamish, Stanley, Durham, DH9 0QR

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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