Langdales
Professional Estate & Letting Agents

South Street, Spennymoor DL16 7TU

Asking Price: **£49,950** EPC Rating: **C**

We are delighted to exclusively market for sale this deceptively spacious TWO BEDROOM terraced property available to the market with NO ONWARD CHAIN. The property is perfectly suited to the private landlord and/or property developer and is in need of minor refurbishment works but is superbly located within easy access of local amenities, facilities and both Primary & Secondary Schooling. Following completion of the required works the property would become a highly desirable rental property and would expect to achieve a rental income in the region of £6,000 - £6,300 per annum and in turn provide a highly appealing gross rental yield. Internal viewing will reveal accommodation set over two floors comprising of: Entrance Vestibule, Lounge, spacious Kitchen / Dining Room, Rear Hall and Shower Room to the Ground Floor. To the First Floor are Two well proportioned Double Bedrooms with Master also enjoying WC facilities. Externally there is an Enclosed Yard to the Rear.

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ENTRANCE VESTIBULE With frosted double glazed entry door to the front elevation and decorated with colour washed walls and carpet floor covering.

LOUNGE With double glazed window to the front elevation, feature fireplace and hearth incorporating electric fire, convector style heating radiator and under stairs storage cupboard. Decorated with colour washed walls and carpet floor covering.

KITCHEN / DINING ROOM With double glazed window to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate working surfaces incorporating stainless steel drainer sink unit with mixer tap, plumbing for automatic washing machine, convector style heating radiator and stairs to first floor accommodation. Decorated with part tiled and colour washed walls and cushioned floor covering.

REAR HALL With frosted double glazed entry door to the side elevation and decorated with colour washed walls and cushioned floor covering.

SHOWER ROOM With frosted double glazed window to the side elevation, fitted with a contemporary suite comprising of step in shower cubicle with mains powered shower, push button wc and wash hand basin with vanity unit beneath. Decorated with pvc cladded walls and cushioned floor covering.

FIRST FLOOR

LANDING With access to all first floor rooms. Decorated with textured walls and carpet floor covering.

BEDROOM ONE With double glazed window to the rear elevation and convector style heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

WC With push button wc and wash hand basin and built in storage cupboard housing Baxi heating boiler. Decorated with part tiled and colour washed walls and cushioned floor covering.

BEDROOM TWO With double glazed window to the front elevation, convector style heating radiator and over stairs storage cupboard with loft access. Decorated with colour washed wall coverings and carpet floor covering.

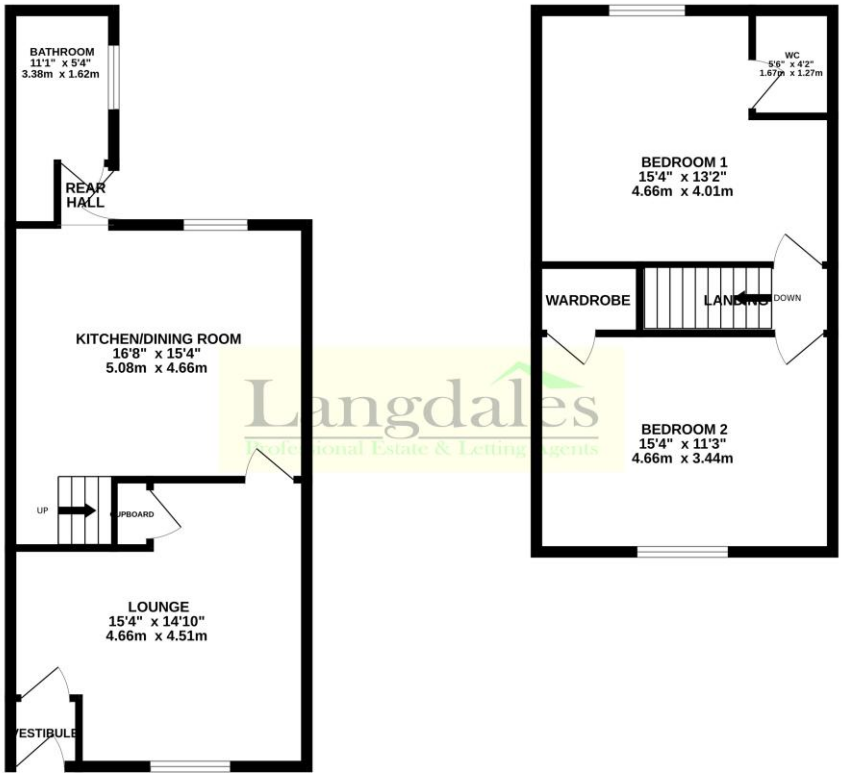
EXTERNAL

To the rear of the property is an enclosed yard with gated access, decking area and green house.

COUNCIL TAX BAND A **TENURE Freehold**

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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